

Tartesso - Unit 1 & 2A

Exclusively Listed

Location:

SWC of Indian School Rd & Sun Valley Pkwy,
Buckeye, AZ

Description:

174 Total Lots

- 18 Lots - 43'x120' - Unit 1
 - 7 Lots - 48'x120' - Unit 1
 - 31 Lots - 53'x120' - Unit 1
 - 38 Lots - 43'x120' - Unit 2A
 - 42 Lots - 48'x120' - Unit 2A
 - 38 Lots - 58'x120' - Unit 2A
- Side Yard Setbacks: 5' & 8'

Subdivision Status:

All Lots are Fully Improved.

Impact Fees:

\$14,175/Unit

HOA Dues: \$12,180 Total

\$70/Month/Lot

2010 Taxes: \$63,030 Total

\$321.10/Lot - 43'x120' - Unit 1
\$365.79/Lot - 48'x120' - Unit 1
\$384.16/Lot - 53'x120' - Unit 1

\$315.40/Lot - 43'x120' - Unit 2A
\$339.92/Lot - 48'x120' - Unit 2A
\$390.84/Lot - 58'x120' - Unit 2A

Utilities/Services:

Water - Town of Buckeye
Sewer - Town of Buckeye
Electric - Arizona Public Services
Gas - Southwest Gas
Telephone - Qwest
Cable - Cox Communications

Refuse Disposal - Town of Buckeye
Police Protection - Town of Buckeye
Fire Protection - Town of Buckeye
Elementary School - Saddle Mountain USD
High School School - Saddle Mountain 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.

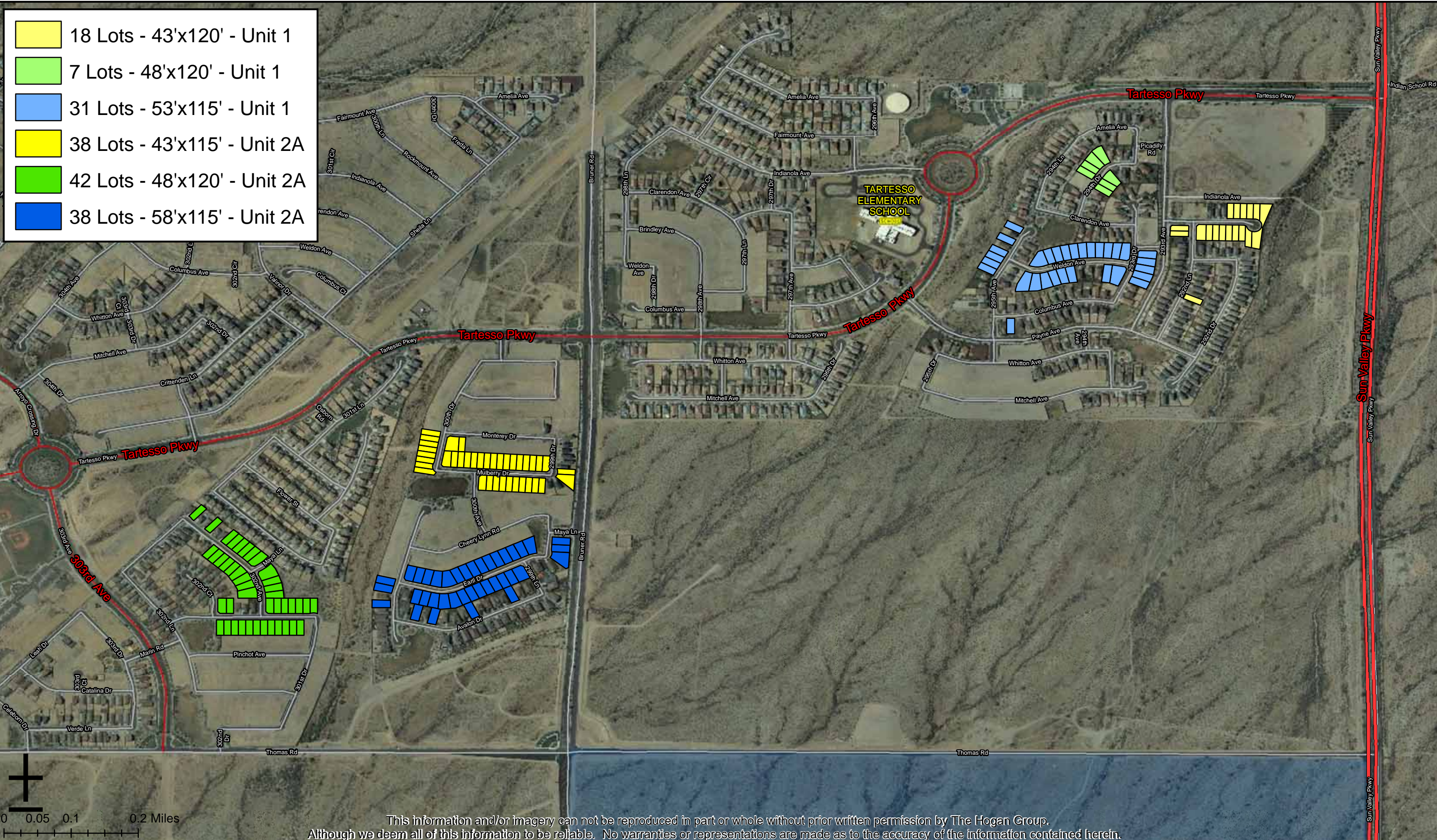
Closing - The close of escrow shall occur on the latter of five (5) business days following the approval of feasibility or five (5) business days following the issuance of the Court's Approval Order.

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/tartesso>

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.

- 18 Lots - 43'x120' - Unit 1
- 7 Lots - 48'x120' - Unit 1
- 31 Lots - 53'x115' - Unit 1
- 38 Lots - 43'x115' - Unit 2A
- 42 Lots - 48'x120' - Unit 2A
- 38 Lots - 58'x115' - Unit 2A



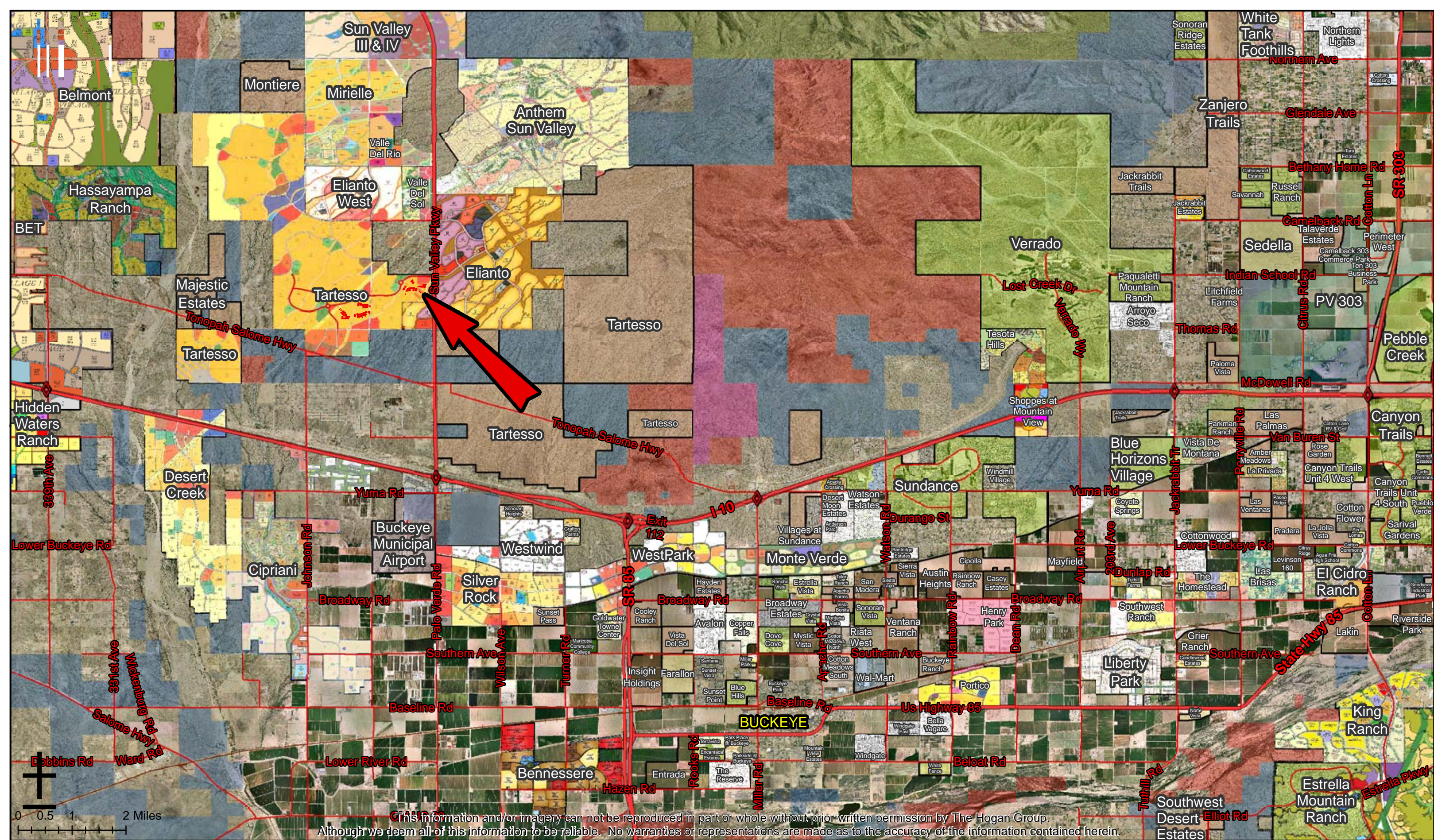
This information and/or imagery can not be reproduced in part or whole without prior written permission by The Hogan Group. Although we deem all of this information to be reliable. No warranties or representations are made as to the accuracy of the information contained herein.



Tartesso - Unit 1 & 2A

174 Lots - SWC of Indian School Rd & Sun Valley Pkwy, Buckeye, AZ

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



Tartesso - Unit 1 & 2A

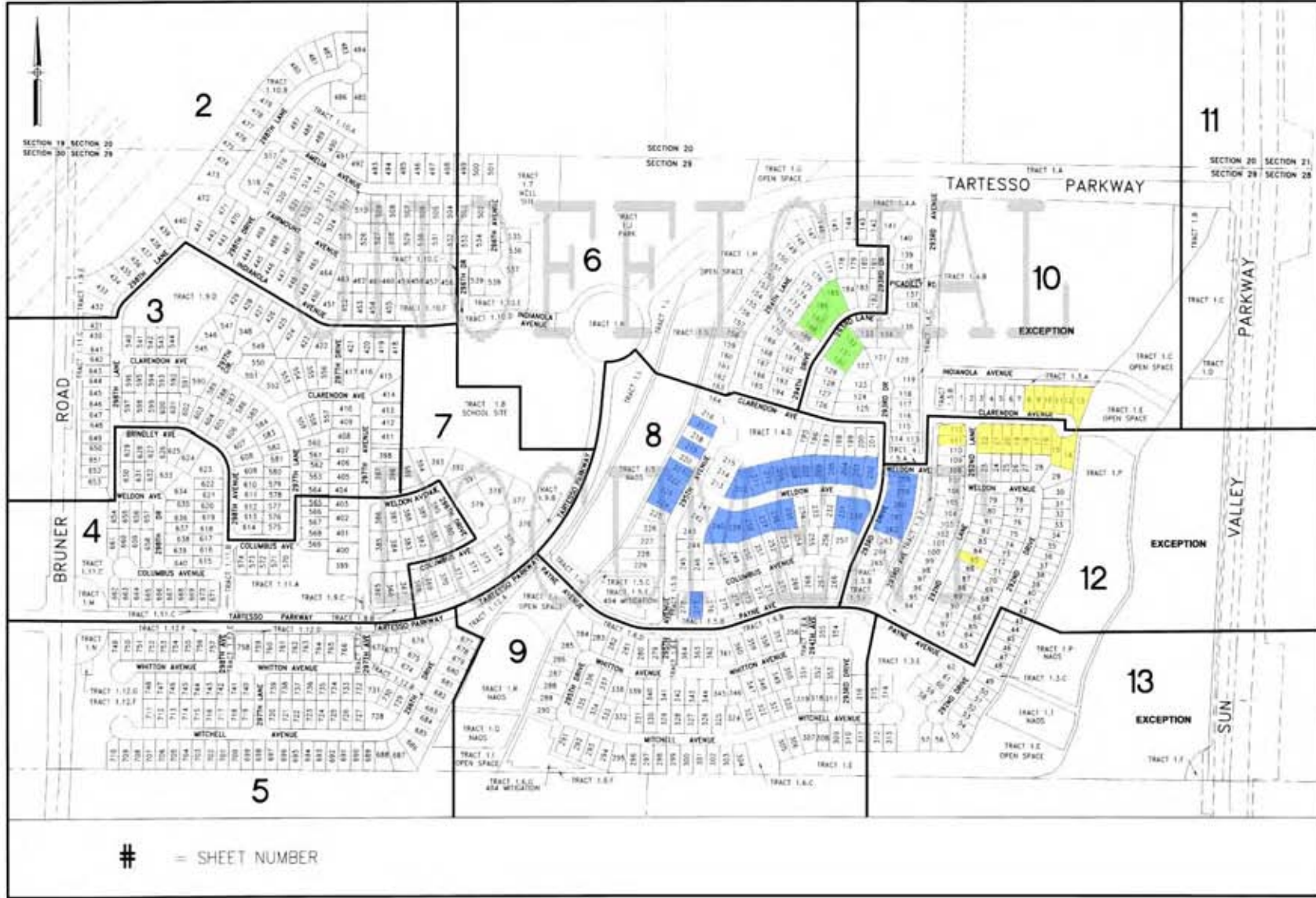
174 Lots - SWC of Indian School Rd & Sun Valley Pkwy, Buckeye, AZ

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

KEY MAP

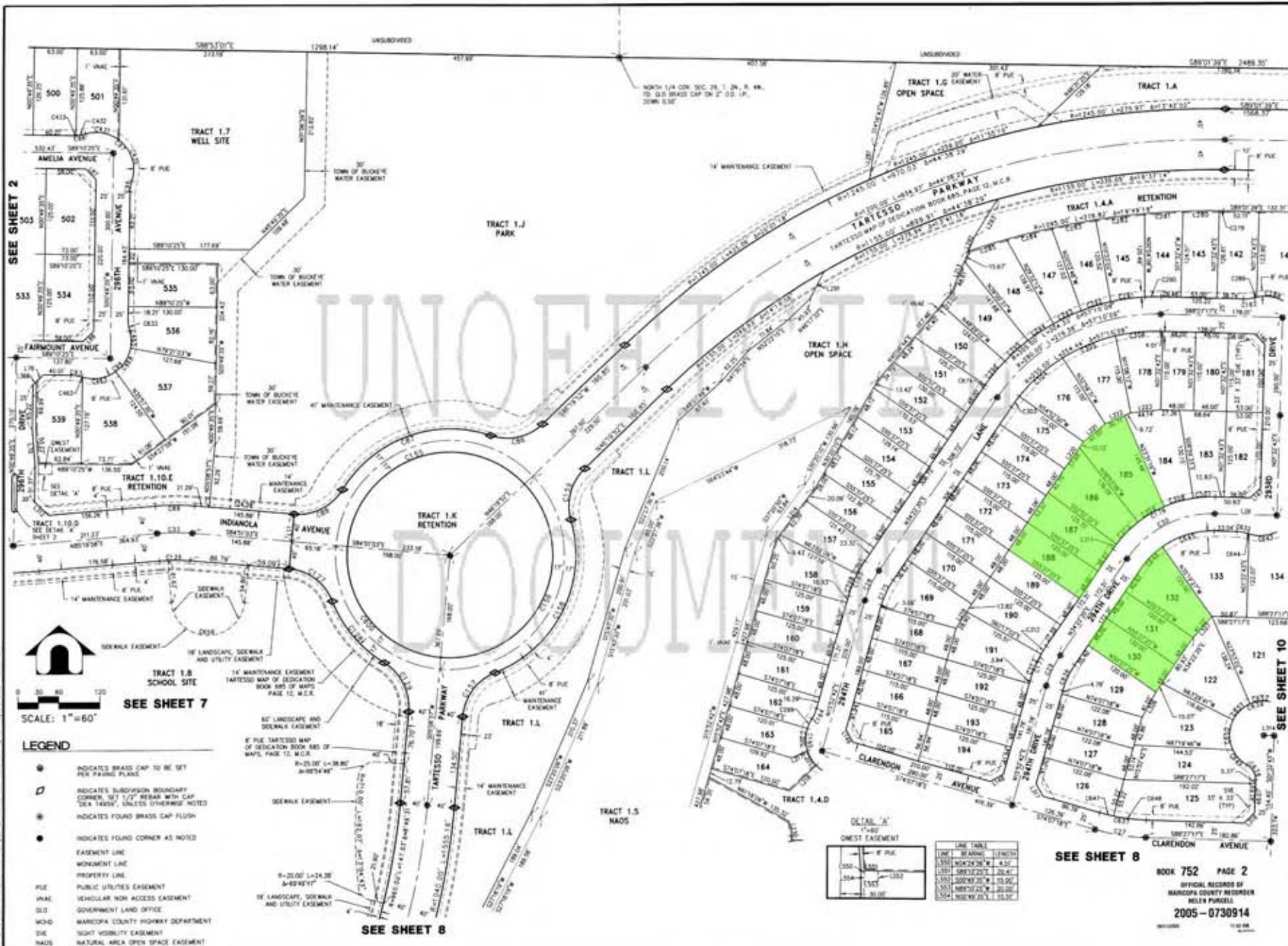
SCALE 1"=200'

BOOK 752 PAGE 2
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDS
 MELBA PURCELL
 2005-0730914



DATE: 06/05	BY: JLT	REVISION:
CHECKED BY:		
DRAWN BY:		
DAVID EVANS AND ASSOCIATES, INC. 214 East Highland Avenue, Suite 200 Phoenix, Arizona 85016 Phone: 602.955.1010		
FINAL PLAN OF TARTESSO UNIT 1, AMENDED TOWN OF BUCKEYE, ARIZONA		
SCALE:	AS NOTED	
SECTION:	2029	
TOWNSHIP:	2N	
RANGE:	4E	
SHEET:	5 OF 5	
JOB NO.:	STAR018	

A:\30460000-0180\0180-01\Drawings\0180-01\0180-01-0100-01.dwg 7/1/2005 11:58 AM



SEE SHEET 2



- LEGEND**
- INDICATES BRASS CAP TO BE SET PER PLANS PLANS
 - INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" REBAR WITH CAP OR 1/4" DIA. 1/4" DIA. UNLESS OTHERWISE NOTED
 - ⊙ INDICATES FOUND BRASS CAP FLUSH
 - INDICATES FOUND CORNER AS NOTED
 - EASEMENT LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - PUBLIC UTILITIES EASEMENT
 - VEHICULAR ROW ACCESS EASEMENT
 - GOVERNMENT LAND OFFICE
 - MARICOPA COUNTY HIGHWAY DEPARTMENT
 - SIGHT VISIBILITY EASEMENT
 - NATURAL AREA OPEN SPACE EASEMENT

TRACT 1.8 SCHOOL SITE
SEE SHEET 7

SEE SHEET 8

SEE SHEET 8

SEE SHEET 10

<p>FINAL PLAT OF TARTESSEO UNIT 1, AVENUED TOWN OF BUCKEYE, ARIZONA</p>	<p>SCALE: 1"=60'</p> <p>SECTION: 2029 TOWNSHIP: 2N RANGE: 4W</p> <p>SHEET: 6 OF 5</p> <p>JOB NO.: 274008</p>
	<p>DATE: 06-05-2005</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 06-05-2005</p>
<p>BOOK 752 PAGE 2 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL 2005-0730914</p>	

P:\14839\2005-0730914-1\Map\AS\TARTESSEO UNIT 1, AVENUED.dwg, Date: 06/05/2005, 10:23:30 AM

BOOK 752 PAGE 2
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-0730914
 0000000 1102 000



0 20 40 60
 SCALE: 1"=60'

LEGEND

- INDICATES BRASS CAP TO BE SET PER PAVING PLANS
- INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" BEHIND WITH CAP TO A TYPICAL UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- PUE PUBLIC UTILITY'S EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- GLO GOVERNMENT LAND OFFICE
- MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT
- SVE SOFT VISIBILITY EASEMENT
- NAOS NATURAL AREA OPEN SPACE EASEMENT

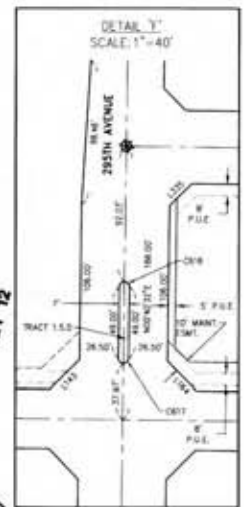
SEE SHEET 6

SEE SHEET 12

SEE SHEET 7

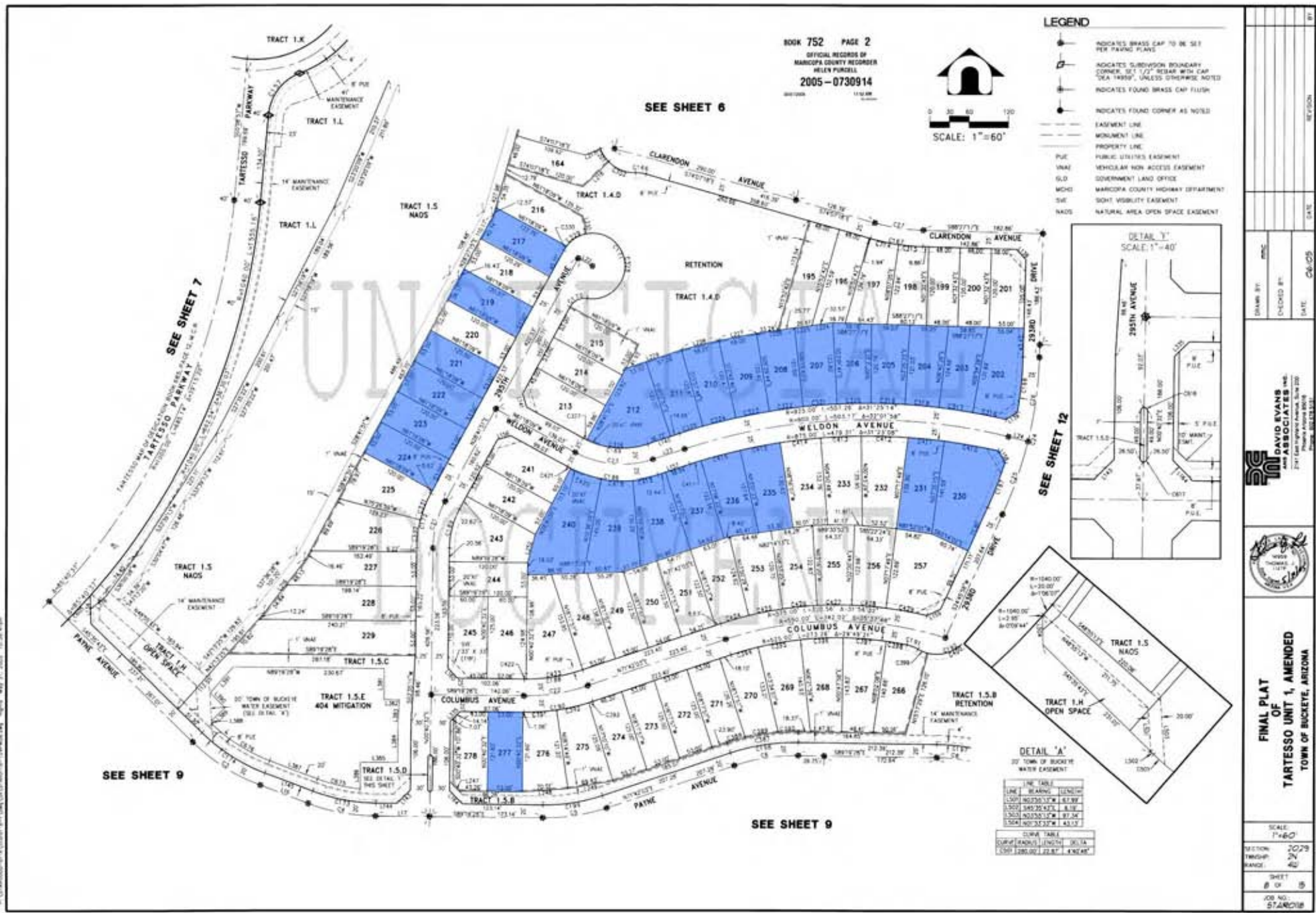
SEE SHEET 9

SEE SHEET 9

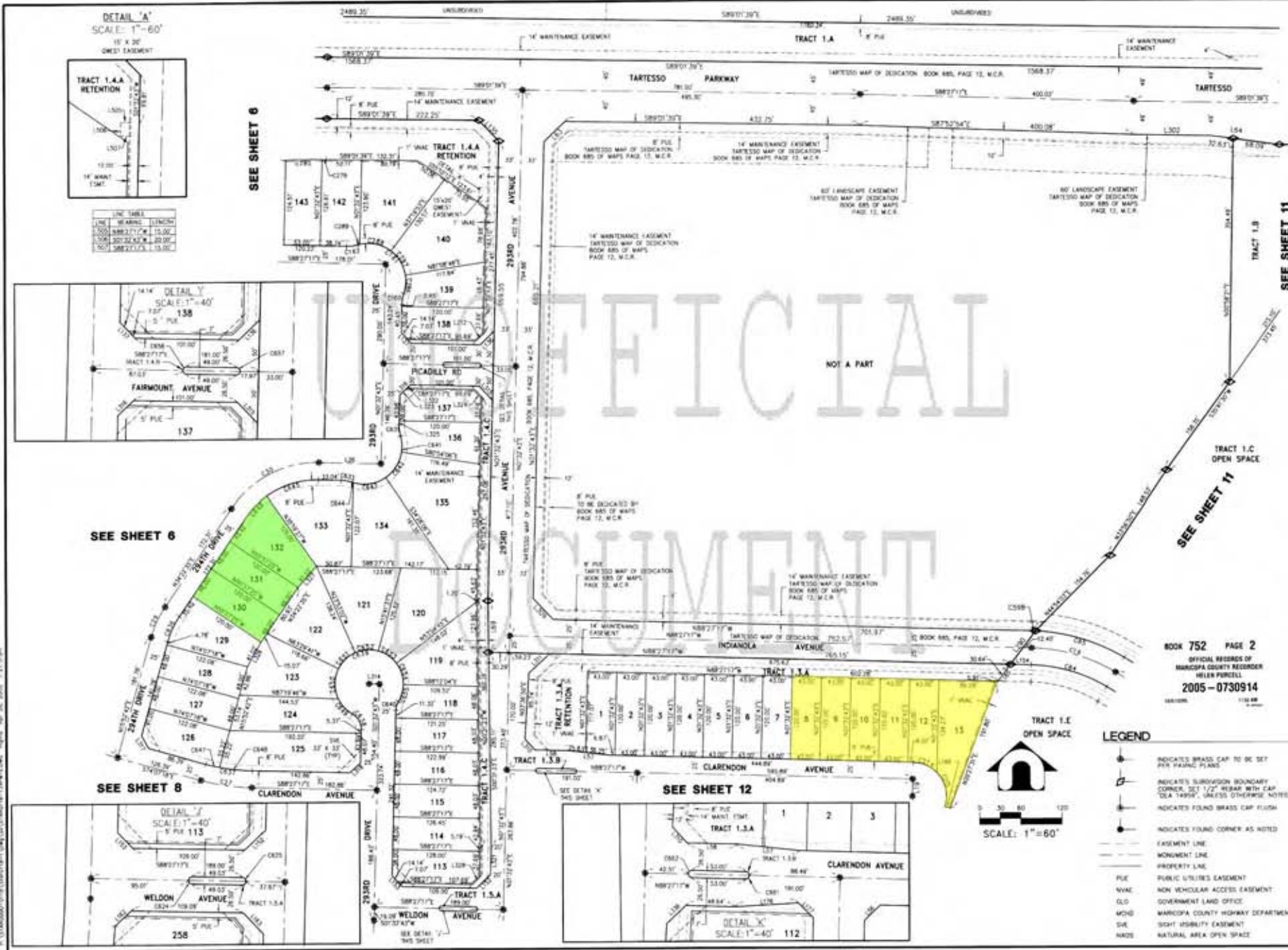


LINE TABLE			
LINE	BEARING	LENGTH	
1500	N62°50'37"W	67.87	
1501	S80°25'42"E	8.82	
1502	N20°52'37"W	87.34	
1504	N00°37'37"W	43.37	

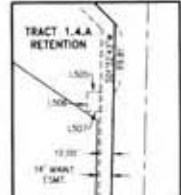
CURVE TABLE			
CURVE RADIUS	LENGTH	DELTA	CHORD
1500	128.00	22.81	128.00



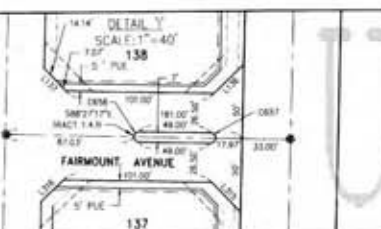
DRAWN BY: MEC	CHECKED BY:	DATE: 06-05	REVISIONS:
DAVID EVANS AND ASSOCIATES, INC. 2747 East Phoenix Avenue, Suite 202 Phoenix, Arizona 85028 Phone: 602.438.3331			
FINAL PLAN OF TARTOSSO UNIT 1, AMENDED TOWN OF BUCKEYE, ARIZONA			
SCALE: 1"=60'			
SECTION: 2029			
TWP/RANGE: 2N/4E			
SHEET 6 OF 5			
JOB NO. STARCH			



DETAIL 'A'
SCALE: 1"=60'
15' X 20'
CROWN EASEMENT



LINE	WEARING SURFACE	LENGTH
100	ASPH/CON	15.00'
101	ASPH/CON	20.00'
102	ASPH/CON	15.00'

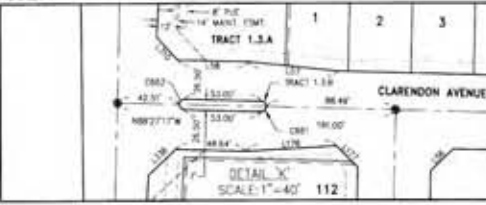


SEE SHEET 6

SEE SHEET 8



SEE SHEET 12



LEGEND

- INDICATES BRASS CAP TO BE SET PER PLANNING PLANS
- INDICATES SURVEYOR BOUNDARY CORNER, SET 1/2" SQUARE WITH CAP "DLA TAPPY", UNLESS OTHERWISE NOTED
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- PUE PUBLIC UTILITIES EASEMENT
- NVE NON VEHICULAR ACCESS EASEMENT
- GLO GOVERNMENT LAND OFFICE
- MCH MARICOPA COUNTY HIGHWAY DEPARTMENT
- SHE SOFT MOBILITY EASEMENT
- NADS NATURAL AREA OPEN SPACE

BOOK 752 PAGE 2
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FORRELL
2005-0730914
18/08/06 11/24/06

FINAL PLAT OF TARTESSO UNIT 1, AMENDED TOWN OF BUCKEYE, ARIZONA

SCALE: 1"=60'

SECTION: 2029
TOWNSHIP: 24
RANGE: 4U

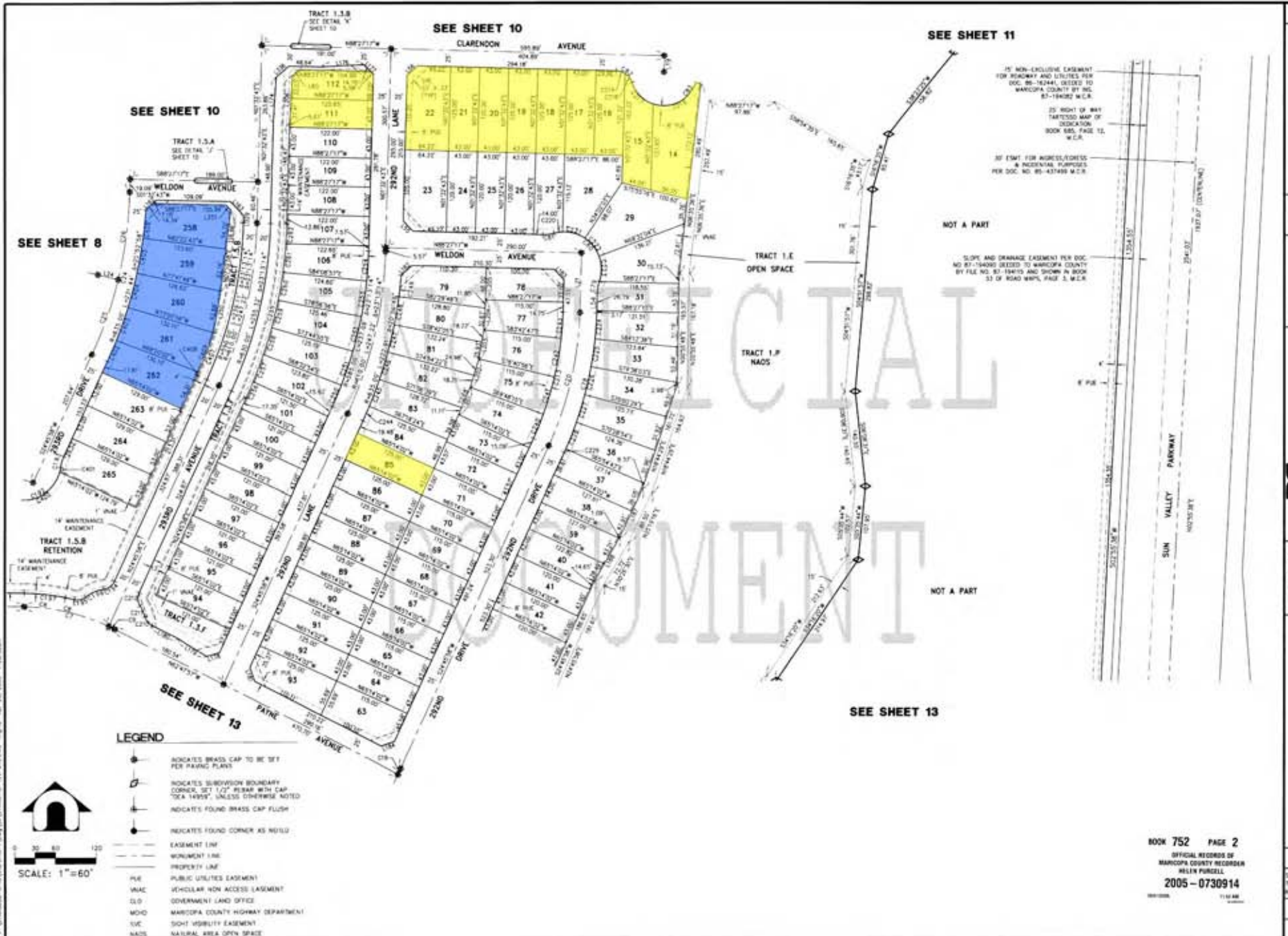
SHEET 10 OF 8

JOB NO.: STARC08

DATE: 03/08

DESIGN BY: [Signature]
CHECKED BY: [Signature]
DATE: 03/08

DAVID EVANS AND ASSOCIATES INC.
1241 East Highland Avenue, Suite 208
Phoenix, Arizona 85019
Phone: 602.953.1111



21' NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES PER DOC. NO. 86-162441, DECEDED TO MARICOPA COUNTY BY REC. 87-194382 M.C.R.

25' RIGHT OF WAY TARTOSSO MAP OF DESIGNATION BOOK 585, PAGE 12, M.C.R.

30' EASE. FOR AGRICULTURE & INCIDENTAL PURPOSES PER DOC. NO. 85-437495 M.C.R.

NOT A PART

SLOPE AND DRAINAGE EASEMENT PER DOC. NO. 87-194490 DECEDED TO MARICOPA COUNTY BY FILE NO. 87-194115 AND SHOWN IN BOOK 53 OF ROAD MAPS, PAGE 3, M.C.R.

NOT A PART

- LEGEND**
- INDICATES BRASS CAP TO BE SET PER PLANNING PLANS
 - INDICATES SUBDIVISION BOUNDARY CORNER SET 1/2" PERMANENT WITH CAP "OR A EQUIV." UNLESS OTHERWISE NOTED
 - ⊙ INDICATES FOUND BRASS CAP FLUSH
 - INDICATES FOUND CORNER AS NOTED
 - EASEMENT 100'
 - EASEMENT 150'
 - PROPERTY LINE
 - PUE PUBLIC UTILITIES EASEMENT
 - VAAC VEHICULAR NON ACCESS EASEMENT
 - GLO GOVERNMENT LAND OFFICE
 - MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT
 - SUC SIGHT VISIBILITY EASEMENT
 - NACS NATURAL AREA OPEN SPACE



BOOK 752 PAGE 2
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-0730914

DATE: 02/05	DATE: 02/05	DATE: 02/05	DATE: 02/05
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
FOR: [Signature]	FOR: [Signature]	FOR: [Signature]	FOR: [Signature]
REASON: [Text]	REASON: [Text]	REASON: [Text]	REASON: [Text]

FINAL PLAT OF TARTOSSO UNIT 1, AMENDED TOWN OF BUCKEYE, ARIZONA

SCALE: 1"=60'

SECTION: 2029
 TOWNSHIP: 2N
 RANGE: 4E

SHEET 0 OF 5
 JOB NO. STARC016

DAVID EVANS AND ASSOCIATES, INC.
 2141 East Highway Avenue, Suite 200
 Phoenix, Arizona 85016
 Phone: 602.998.1111



P:\GIS\2005\20050730914\Drawings\20050730914.dwg, Apr 26, 2005, 7:28:53am

LINE TABLE

Table with 5 columns: LINE, BEARING, LENGTH, DELTA, POINTS. Lists boundary data for TARTESO UNIT 1.

LINE TABLE

Table with 5 columns: LINE, BEARING, LENGTH, DELTA, POINTS. Lists boundary data for TARTESO UNIT 1.

LINE TABLE

Table with 5 columns: LINE, BEARING, LENGTH, DELTA, POINTS. Lists boundary data for TARTESO UNIT 1.

LINE TABLE

Table with 5 columns: LINE, BEARING, LENGTH, DELTA, POINTS. Lists boundary data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

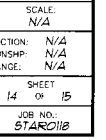
Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.

CURVE TABLE

Table with 10 columns: CURVE, RADIUS, LENGTH, DELTA, POINTS. Lists curve data for TARTESO UNIT 1.



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:

THAT STARBUCK-TARTESSO WIZ, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBMITTED UNDER THE NAME 'TARTESSO UNIT 2A', A SUBDIVISION WITHIN A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 4 WEST AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA...

EXCEPT AS OTHERWISE PROVIDED HEREON, ALL TRACTS TO BE MAINTAINED BY THE OWNER THEREOF. THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT-OF-WAY TO THE BACK OF THE CURB SHALL BE THE RESPONSIBILITY OF THE TARTESSO COMMUNITY ASSOCIATION OR THE ADJUTING PROPERTY OWNER.

THE MAINTENANCE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF BUCKEYE FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF THE ADJACENT STREETS, OF THE STREET LIGHTS, STREET SIGNAGE, TRAFFIC SIGNALS AND BUS BAYS LOCATED WITHIN SUCH MAINTENANCE EASEMENTS AND THE OTHER IMPROVEMENTS LOCATED WITHIN SUCH MAINTENANCE EASEMENTS THAT ARE RELATED TO THE ADJACENT STREETS AND THE WATER AND SEWER FACILITIES LOCATED WITHIN THE ADJACENT STREETS AND THE WATER AND SEWER FACILITIES LOCATED WITHIN THE ADJACENT STREETS...

ANY MAINTENANCE EASEMENT SHOWN HEREON SHALL ALTER AND SUPERSEDE THE MAINTENANCE EASEMENTS SHOWN ON THE TARTESSO MAP OF DEDICATION, RECORDED IN BOOK 685 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS.

THE VEHICULAR NON-ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF BUCKEYE TO PREVENT VEHICULAR ACCESS TO ADJACENT STREETS ACROSS SUCH VEHICULAR NON-ACCESS EASEMENTS.

THE SEWER AND WATER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF BUCKEYE FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF SEWER AND WATER FACILITIES.

THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF BUCKEYE AND TO SUCH PUBLIC AND PRIVATE UTILITY COMPANIES AS PERMITTED BY LAW FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF PUBLIC UTILITY FACILITIES.

THE SIGHT VISIBILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF BUCKEYE FOR THE PURPOSE OF ESTABLISHING VISIBILITY AREAS FOR TRAFFIC PURPOSES, NO OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24 INCHES IN HEIGHT SHALL BE PLACED IN A SIGHT VISIBILITY EASEMENT. ALL TREE CANOPIES OVERHANGING A SIGHT VISIBILITY EASEMENT SHALL BE KEPT TRIMMED TO A HEIGHT NO LESS THAN 7 FEET.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO TOWN OF BUCKEYE FOR PURPOSES OF PROVIDING DRAINAGE AND DIVERSION OF STORM WATER RUNOFF GENERATED FROM THE TARTESSO PROJECT, NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENT MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

THE TRACTS DISCLOSED HEREON AS BEING USED FOR DRAINAGE PURPOSES ARE HEREBY MADE SUBJECT TO A NON-EXCLUSIVE RETENTION EASEMENT IN FAVOR OF THE TOWN OF BUCKEYE FOR PURPOSES OF PROVIDING DRAINAGE AND DIVERSION OF STORM WATER RUNOFF GENERATED FROM THE TARTESSO PROJECT IN ACCORDANCE WITH THE FINAL DRAINAGE REPORT FOR TARTESSO UNIT 2 APPROVED BY THE TOWN, AS IT MAY BE AMENDED FROM TIME TO TIME.

THE TRACTS DESCRIBED HEREON AS BEING USED FOR RETENTION PURPOSES ARE HEREBY MADE SUBJECT TO A NON-EXCLUSIVE RETENTION EASEMENT IN FAVOR OF THE TOWN OF BUCKEYE FOR PURPOSES OF PROVIDING STORAGE OF STORM WATER RUNOFF GENERATED FROM THE TARTESSO PROJECT AND ADJACENT PROPERTIES IN ACCORDANCE WITH THE FINAL DRAINAGE REPORT APPROVED BY THE TOWN, AS IT MAY BE AMENDED FROM TIME TO TIME.

THE TRACTS DESCRIBED HEREON AS BEING USED FOR NATURAL AREA OPEN SPACE PURPOSES ARE SUBJECT TO A RESTRICTIVE COVENANT IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS PURSUANT TO THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS DATED DECEMBER 17, 2004, RECORDED AT DOCUMENT NO. 2004-148939 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS IT MAY BE AMENDED FROM TIME TO TIME.

THE TRACTS DESCRIBED HEREON AS BEING USED FOR 404 MITIGATION PURPOSES ARE TO BE SUBJECT TO A RESTRICTIVE COVENANT IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS TO BE RECORDED HEREAFTER, AS IT MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO THE EASEMENTS GRANTED HEREIN, THE TRACTS SHOWN HEREON SHALL BE USED FOR THE PURPOSES ESTABLISHED UNDER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR TARTESSO, AS IT MAY BE AMENDED FROM TIME TO TIME.

THE IMPROVEMENTS MADE HEREON SHALL NOT AFFECT OR PROHIBIT THE RIGHT OR THE ABILITY OF THE UNDERSIGNED OWNER (OR ITS ASSIGNS) TO CONSTRUCT PUBLIC INFRASTRUCTURE DEVELOPMENTS WITHIN THE DEDICATED PROPERTY, AS MAY BE APPROVED BY THE TOWN OF BUCKEYE, AND TO BE PAID OR REIMBURSED FOR THE COSTS OF SUCH PUBLIC INFRASTRUCTURE IMPROVEMENTS THROUGH ONE OF MANY COMMUNITY FACILITIES DISTRICTS TO BE FORMED IN ACCORDANCE WITH ARIZONA REVISED STATUTES SECTION 48-701 ET SEQ. (OR ANY SUCCESSOR STATUTE).

IN WITNESS WHEREOF, STARBUCK-TARTESSO WIZ, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREIN CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER, AS OF THIS 4th DAY OF MAY, 2005.

STARBUCK-TARTESSO WIZ, INC., AN ARIZONA CORPORATION
NAME: Chris B. Heizer
TITLE: President

FINAL PLAT
TARTESSO UNIT 2A

BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 4 WEST AND A PORTION OF THE SOUTHWEST QUARTER OF THE THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

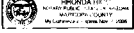
ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:
ON THIS 4th DAY OF May, 2005.

BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Chris B. Heizer, President

WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE STARBUCK-TARTESSO WIZ, INC., AN ARIZONA 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 CORPORATION, BY HIMSELF AS SUCH OFFICER.



IN WITNESS WHEREOF:
I HEREBY SET MY NAME AND OFFICIAL SEAL
BY: Rhonda Rigg, My Commission Expires Nov 3, 2006

NAOS AND 404 MITIGATION TRACT TABLE

Table with 4 columns: Tract, Purpose, Area, and Total Tract Area. Includes rows for Natural Area Open Space and 404 Mitigation Area.

TRACT TABLE

Large table listing individual tracts with columns for Tract, Purpose, and Area. Includes various categories like Drainage Corridor, Landscape, and Retention.

BOOK 754 PAGE 28
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2005-0803737

GENERAL NOTES

- 1. CONSTRUCTION WITHIN UTILITY AND PUBLIC UTILITIES EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE, OR REMOVABLE SECTION TYPING...
2. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW, WITHIN EASEMENTS WHICH WOULD IMPED THE FLOW OF WATER THROUGH THE DRAINAGE EASEMENTS...
3. NO TREES SHALL BE PLANTED WITHIN THE SEWER AND WATER EASEMENTS DESIGNATED HEREON...

CERTIFICATE OF ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS ISSUED THE FOLLOWING CERTIFICATES OF ASSURED WATER SUPPLY FOR TARTESSO UNIT 2A:

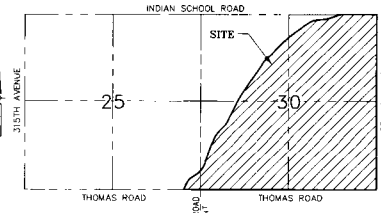
- TARTESSO UNIT 2A PARCEL 2.3 - DWR NO. 27-401442-0000
TARTESSO UNIT 2A PARCEL 2.4 - DWR NO. 27-401443-0000
TARTESSO UNIT 2A PARCEL 2.6 - DWR NO. 27-401444-0000
TARTESSO UNIT 2A PARCEL 2.7 - DWR NO. 27-401445-0000
TARTESSO UNIT 2A PARCEL 2.8 - DWR NO. 27-401446-0000
TARTESSO UNIT 2A PARCEL 2.9 - DWR NO. 27-401447-0000
TARTESSO UNIT 2A PARCEL 2.10 - DWR NO. 27-401448-0000
TARTESSO UNIT 2A PARCEL 2.11 - DWR NO. 27-401449-0000
TARTESSO UNIT 2A PARCEL 2.13 - DWR NO. 27-401450-0000
TARTESSO UNIT 2A PARCEL 2.15 - DWR NO. 27-401451-0000

DEVELOPER

STARBUCK-TARTESSO WIZ, INC.
6130 W. SCOTTSDALE ROAD, SUITE 230
SCOTTSDALE, ARIZONA 85253
PHONE: (480) 607-5800

ENGINEER

DAVID EVANS & ASSOCIATES, INC.
7141 EAST HIGHWAY 40, SUITE 700
PHOENIX, ARIZONA 85016
PHONE: (602) 678-5151



VICINITY MAP

RATIFICATION AND APPROVAL

THE TARTESSO COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, HEREBY APPROVES AND RATIFIES THE PROVISIONS HEREON PERTAINING TO THE TARTESSO COMMUNITY ASSOCIATION.

BY: [Signature]
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:
ON THIS 5th DAY OF May, 2005.

BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Christopher Harmon, Vice President

WHO ACKNOWLEDGED HERSELF/HIMSELF TO BE THE TARTESSO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT 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 CORPORATION, BY HIMSELF AS SUCH OFFICER.



IN WITNESS WHEREOF:
I HEREBY SET MY NAME AND OFFICIAL SEAL
BY: Rhonda Rigg, My Commission Expires Nov 3, 2006

VISIBILITY EASEMENT RESTRICTIONS

ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. TREE CANOPIES OVERHANGING THE EASEMENT SHALL BE KEPT TRIMMED TO A HEIGHT NO LESS THAN 7'.

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE TOWN ENGINEER OF BUCKEYE, ARIZONA ON THIS THE 27th DAY OF MAY, 2005.

BY: [Signature] TOWN ENGINEER
PLANNING

THIS PLAT APPROVED BY THE TOWN ADMINISTRATOR OF BUCKEYE, ARIZONA ON THIS THE 20th DAY OF May, 2005.

BY: [Signature] TOWN ADMINISTRATOR
PLANNING

THIS PLAT APPROVED BY THE TOWN COUNCIL OF BUCKEYE, ARIZONA ON THIS THE 19th DAY OF April, 2005.

BY: [Signature] TOWN CLERK
ATTEST [Signature] TOWN CLERK

BASIS OF BEARING

BEARINGS ARE BASED UPON N0049'35"E ALONG THE WEST LINE OF THE NW 1/4 SECTION 29, TOWNSHIP 2N, RANGE 4W PER TARTESSO MAP OF DEDICATION BOOK 685 OF MAPS, PAGE 12, M.C.R.

SURVEYOR'S CERTIFICATE

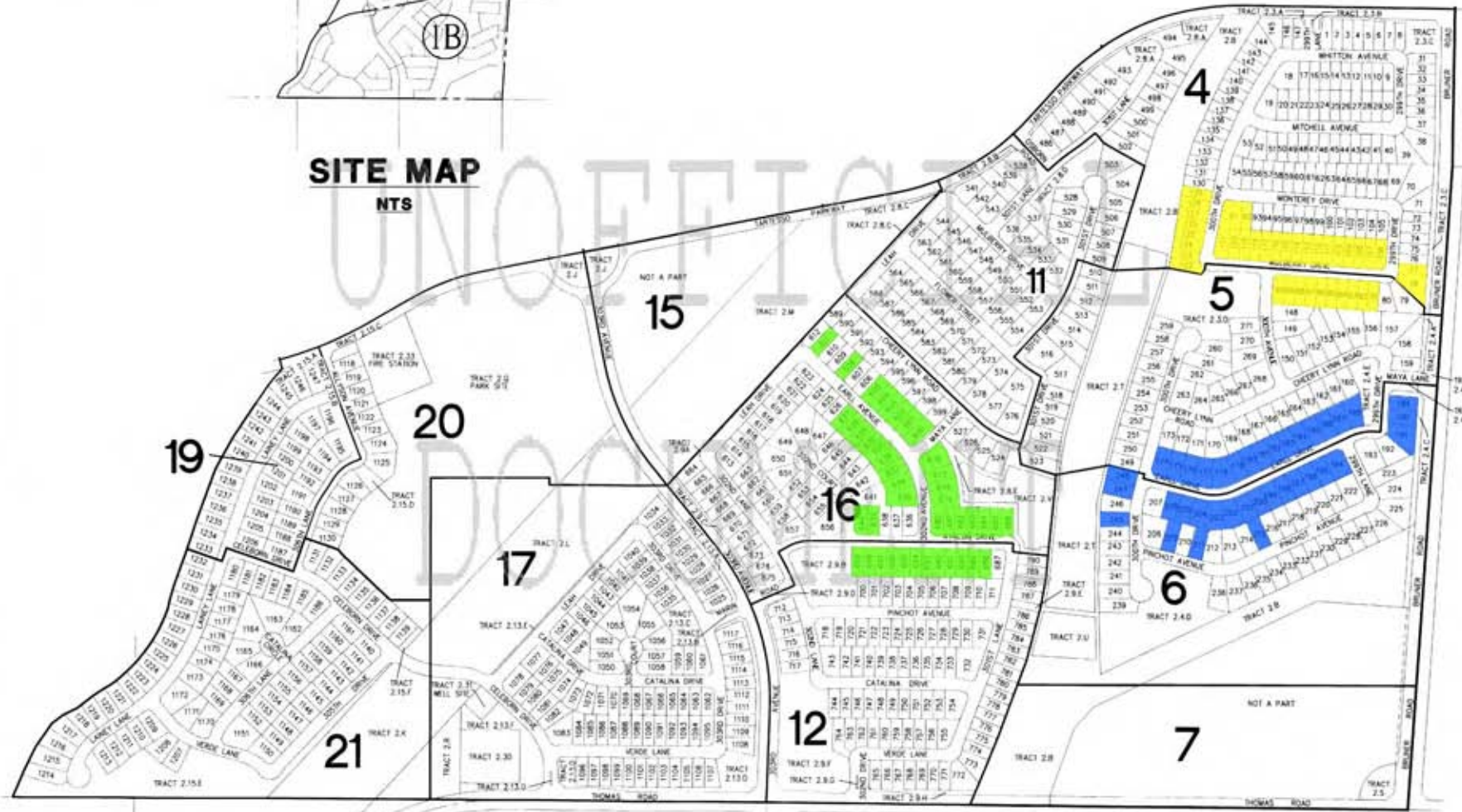
I, THOMAS J. LUTE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF 25 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2004, THAT THIS PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS DESCRIBED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: THOMAS J. LUTE
REGISTERED LAND SURVEYOR NO. 14959

Vertical strip containing drawing and check information: DRAWN BY: RMC, CHECKED BY: JAC, DATE: 04/05, SHEET 1 OF 23, JOB NO: STARBUCK-019, SECTION: 25-30, RANGE: 2N, TOWNSHIP: 2N, SCALE: AS NOTED.



SITE MAP
 NTS



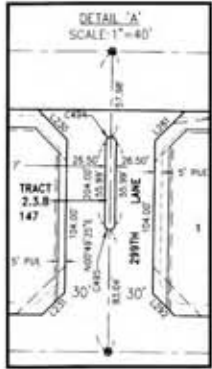
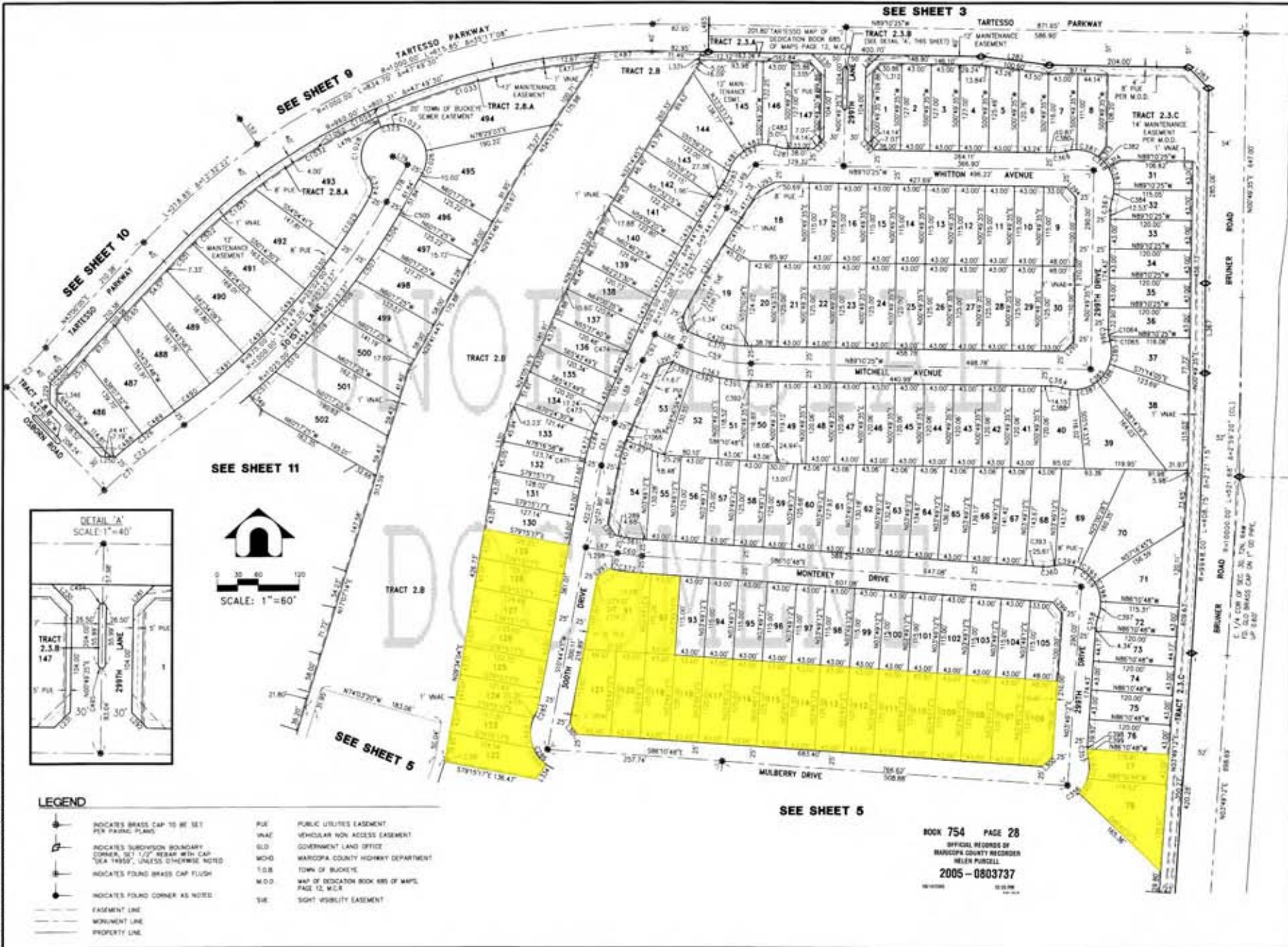
= SHEET NUMBER

KEY MAP

SCALE 1"=200'

SCALE: 1"=200'	SECTION: 25.30	TOWNSHIP: 2N	RANGE: 4E.50
SHEET: 18 OF 23	JOB NO.: 5742078-24		
DATE: 07/20/05	BY: [Signature]	DATE: 07/20/05	REVISED: [Signature]
DRAMA BY: [Signature]	DESIGNED BY: [Signature]	DATE: 04/09/05	DATE: [Signature]
 DAVID EVANS AND ASSOCIATES, INC. 2141 East Highland Avenue, Suite 200 Phoenix, Arizona 85016 PHONE: 602.955.1111			
 FINAL PLAN OF TARTESSO UNIT 2A TOWN OF BUCKEYE, ARIZONA			

N:\31301-0000-001\31301-0001-24\DWG\31301-0001-24\DWG\31301-0001-24.dwg, Jan 11, 2005, 9:32:24am



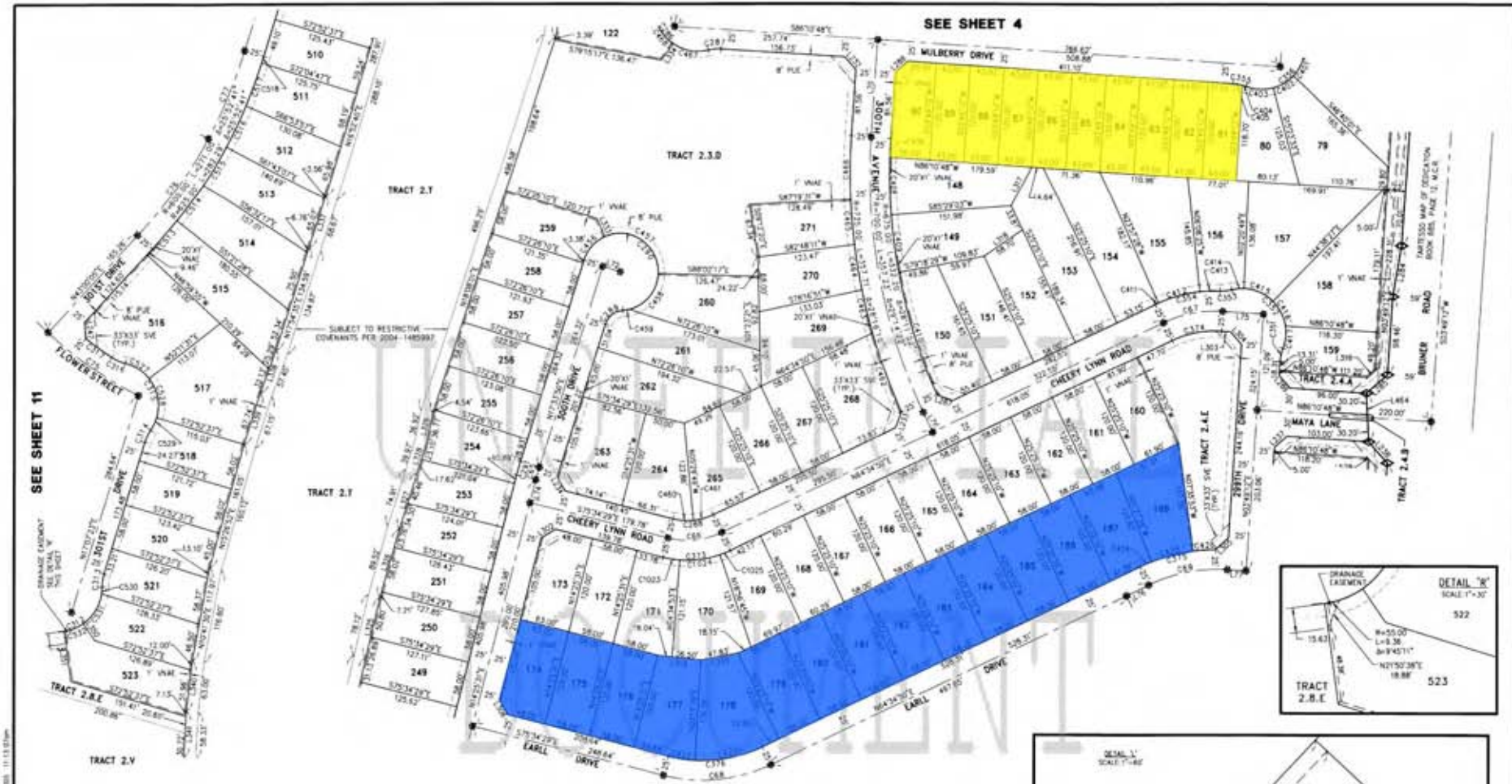
- LEGEND**
- INDICATES BRASS CAP TO BE SET PER PLAT PLANS
 - INDICATES SUBDIVISION BOUNDARY CORNER SET 1/2" REBAR WITH CAP (SEA 14959), UNLESS OTHERWISE NOTED
 - INDICATES FOUND BRASS CAP FLUSH
 - INDICATES FOUND CORNER AS NOTED
 - EASEMENT LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - PUE PUBLIC UTILITIES EASEMENT
 - W/A/E W/HELDAR W/O/A ACCESS EASEMENT
 - G/L/O GOVERNMENT LAND OFFICE
 - W/C/D MARICOPA COUNTY HIGHWAY DEPARTMENT
 - T.O.B. TOWN OF BUCKEYE
 - W/O/D MAP OF DEDICATION BOOK 685 OF MAPS, PAGE 12, M.C.R.
 - S/V/S SIGHT VISIBILITY EASEMENT

BOOK 754 PAGE 28
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-0803737

SECTION	25.30
RANGE	41.50
SHEET	4 OF 23
JOB NO.	STARD09-24
DRAWN BY:	WMC
CHECKED BY:	
DATE:	04/05
SCALE:	1"=60'

FINAL PLAT OF TARTESSO UNIT 2A TOWN OF BUCKEYE, ARIZONA

PREPARED BY: ANDRUS EVANS INC. AND ASSOCIATES
 2147 East Camelback Road, Suite 200
 Phoenix, Arizona 85016
 Phone: 602.974.1111



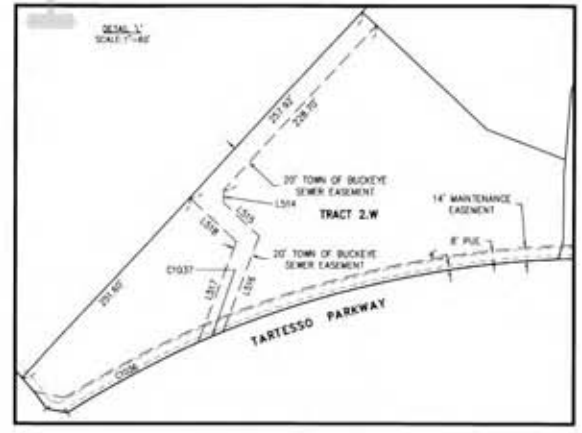
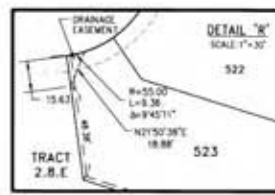
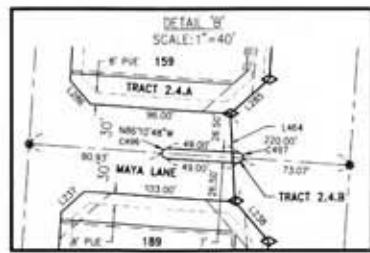
SEE SHEET 11

SEE SHEET 4

SEE SHEET 6

LEGEND

- INDICATES BRASS CAP TO BE SET PER PAVING PLANS
- INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" REBAR WITH CAP OR 1/4" IRON PIPE UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- - - MONUMENT LINE
- PROPERTY LINE
- PUBLIC UTILITIES EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- GLV GOVERNMENT LAND OFFICE
- MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT
- T.O.B. TOWN OF BUCKEYE
- M.O.S. MAP OF DESIGNATION BOOK 865 OF MAPS, PAGE 15, N.C.R.
- VEE SIGHT VISIBILITY EASEMENT



BOOK 754 PAGE 28
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-0803737

SCALE:	1"=60'
SECTION:	25.30
RANGE:	2N
	4E(S)
SHEET:	5 OF 23
JOB NO.:	574R019-24
DRAWN BY:	AWC
CHECKED BY:	
DATE:	04/05
REVISION:	


DAVID EVANS AND ASSOCIATES INC.
 2747 East Highland Avenue, Suite 200
 Phoenix, Arizona 85018
 Phone: 602.616.1111

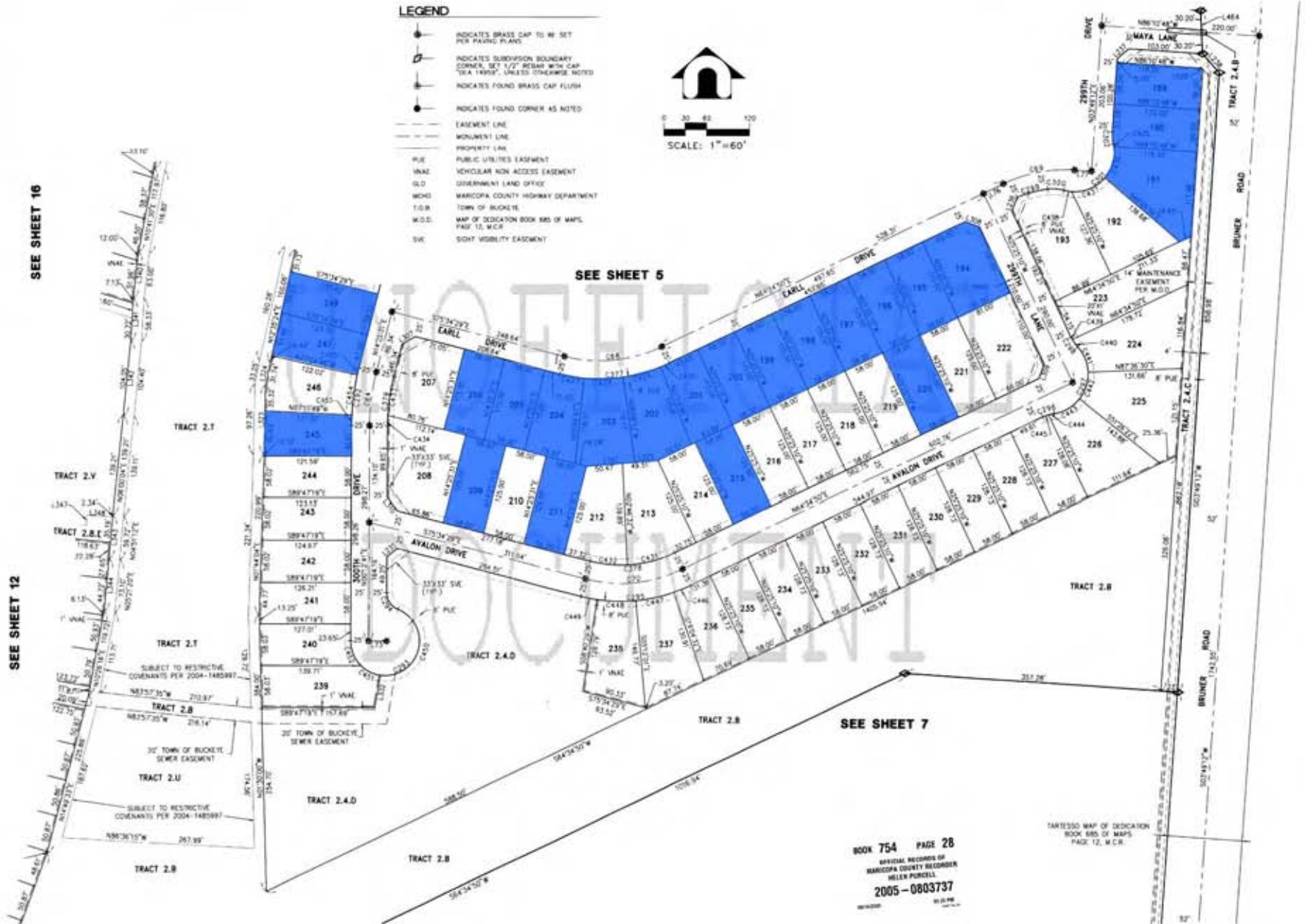
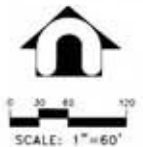


FINAL PLAT OF TARTESSO UNIT 2A TOWN OF BUCKEYE, ARIZONA

N:\517\ARIZONA\2014\10\21\TARTESSO UNIT 2A\ASSEMBLY\TARTESSO.DWG Date: 10/28/2015 11:13:53 AM

LEGEND

-  INDICATES BRASS CAP TO BE SET PER PAVING PLANS
-  INDICATES SUBDIVISION BOUNDARY CORNER SET 1/2' REAR WITH CAP TO A 1/4' TYPICAL UNLESS OTHERWISE NOTED
-  INDICATES FOUND BRASS CAP FLUSH
-  INDICATES FOUND CORNER AS NOTED
-  EASEMENT LINE
-  MONUMENT LINE
-  PROPERTY LINE
-  PUE PUBLIC UTILITIES EASEMENT
-  VNAE VEHICULAR NON ACCESS EASEMENT
-  G.L.O. GOVERNMENT LAND OFFICE
-  M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT
-  T.O.B. TOWN OF BUCKEYE
-  M.O.D. MAP OF DEDICATION BOOK 685 OF MAPS PAGE 12, M.C.R.
-  SVE SIGHT VISIBILITY EASEMENT

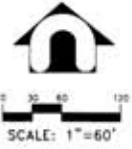
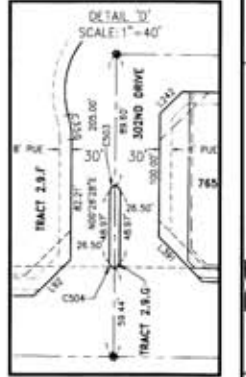
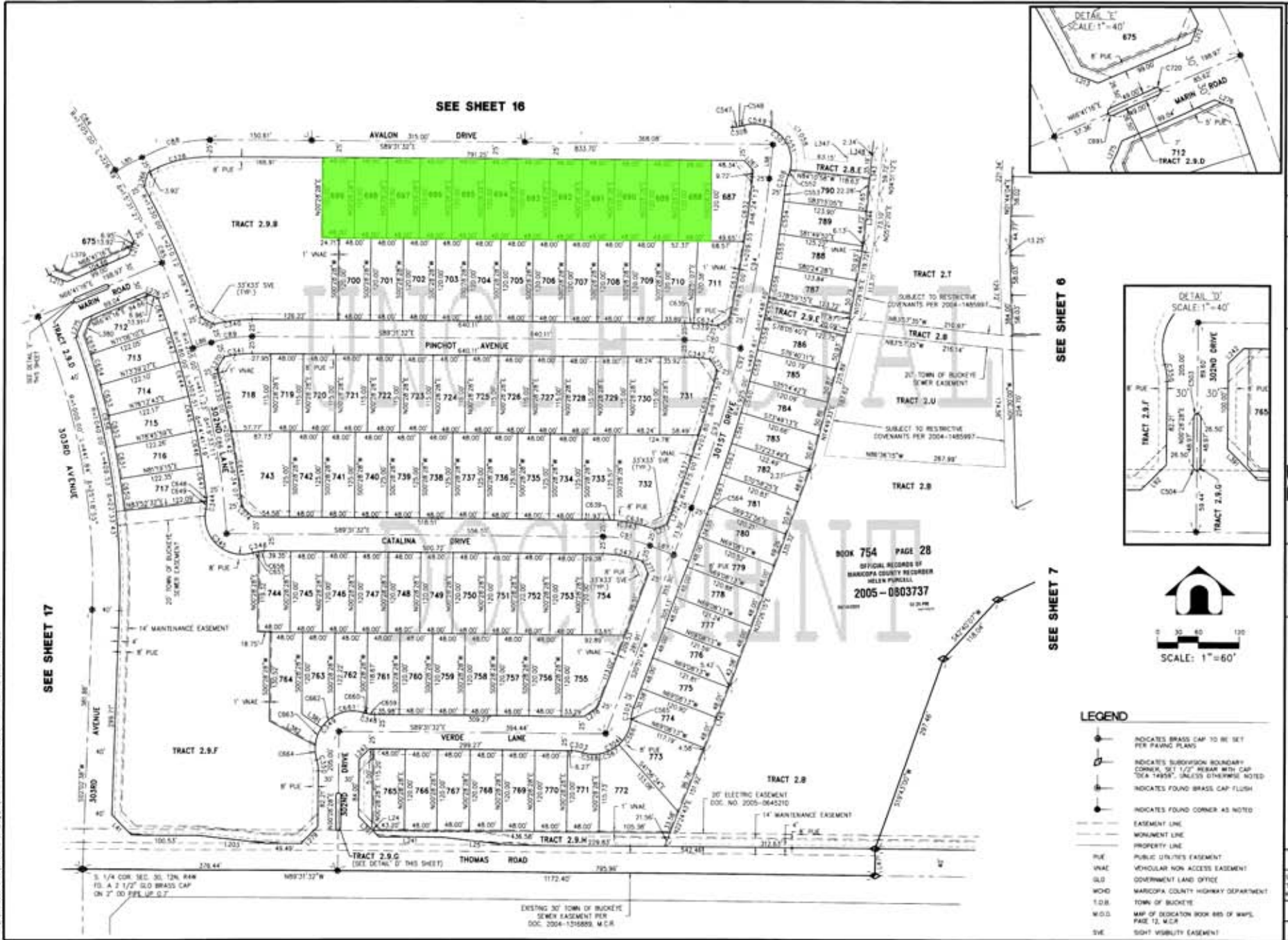


BOOK 754 PAGE 28
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PUNCELL
 2005-0803737

TARTESO MAP OF DEDICATION
 BOOK 685 OF MAPS
 PAGE 12, M.C.R.

SCALE: 1"=60'
SECTION: 25.30
TOWNSHIP: 2N
RANGE: 40.50
SHEET: 6 OF 23
JOB NO.: STAR019-24
DATE: 04/05
REVISION:
DATE:
BY: C.A.O.S.
CHECKED BY:
DESIGNED BY:
APPROVED BY: DAVID EVANS
COMPANY: DAVID EVANS AND ASSOCIATES, INC.
ADDRESS: 2111 East Highland Avenue, Suite 200 Phoenix, AZ 85024-5414 Phone: 602.978.1414
LOGO: [Logo of David Evans and Associates, Inc.]
SEAL: [Professional Engineer Seal]
FINAL PLAT OF TARTESO UNIT 2A TOWN OF BUCKEYE, ARIZONA

S:\GIS\2005-0803737\2005-0803737_24\Map\GIS\2005-0803737_24\MXD\2005-0803737_24\MXD\2005-0803737_24.MXD, Job: 11, 2005, 3:16:56pm



LEGEND

- INDICATES BRASS CAP TO BE SET PER PAVING PLANS
- INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" REBAR WITH CAP "DETAILED", UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- PUE PUBLIC UTILITIES EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- GLO GOVERNMENT LAND OFFICE
- WOD MARICOPA COUNTY HIGHWAY DEPARTMENT
- T.O.B. TOWN OF BUCKEYE
- W.D. MAP OF DECATON BOOK 885 OF MAPS, PAGE 12, M.C.R.
- VE SIGHT VISIBILITY EASEMENT

	DATE: _____
	CALCS: _____
	CHECKED BY: _____
	DRAWN BY: _____
<p>DAVID EVANS AND ASSOCIATES INC. 214 E. Camelback Road, Suite 200 Phoenix, AZ 85016</p>	
<p>HELEN FURCELL REGISTERED PROFESSIONAL ENGINEER NO. 15888</p>	
<p>FINAL PLAT OF TARTESSO UNIT 2A TOWN OF BUCKEYE, ARIZONA</p>	
SCALE: 1"=60'	
SECTION: 29, 30	
TWP/31' N	
RANGE: 42E, 50E	
SHEET 12 OF 23	
JOB NO. STAR019-2A	



- LEGEND**
- INDICATES BRASS CAP TO BE SET PER PAVING PLANS
 - INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" REAR WITH CAP 'DEA 14959', UNLESS OTHERWISE NOTED
 - INDICATES FOUND BRASS CAP FLUSH
 - INDICATES FOUND CORNER AS NOTED
 - EASEMENT LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - PUE PUBLIC UTILITIES EASEMENT
 - VNAE VEHICULAR NON ACCESS EASEMENT
 - GLO GOVERNMENT LAND OFFICE
 - MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT
 - T.O.B. TOWN OF BUCKEYE
 - M.O.S. MAP OF DEDICATION BOOK 885 OF MAPS, PAGE 12, M.C.R.
 - SWE RIGHT OF WAY EASEMENT



SEE SHEET 16

SEE SHEET 11

SEE SHEET 5

SEE SHEET 17

SEE SHEET 12

BOOK 754 PAGE 28
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-0803737

DATE	DATE	DATE	DATE
CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:
DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:
SCALE:	SCALE:	SCALE:	SCALE:
SECTION	SECTION	SECTION	SECTION
RANGE	RANGE	RANGE	RANGE
SHEET	SHEET	SHEET	SHEET
OF	OF	OF	OF
JOB NO.	JOB NO.	JOB NO.	JOB NO.
STAR019-24	STAR019-24	STAR019-24	STAR019-24

DAVID EVANS
 AND ASSOCIATES INC.
 2171 East McDowell Avenue, Suite 200
 Phoenix, Arizona 85016
 PHOENIX, ARIZONA
 (602) 998-1111



FINAL PLAT
 OF
 TARTEROSO UNIT 2A
 TOWN OF BUCKEYE, ARIZONA

14' MAINTENANCE EASEMENT TO BE ESTABLISHED PURSUANT TO SEPARATE INSTRUMENT TO BE ESTABLISHED PURSUANT TO SEPARATE INSTRUMENT TO BE ESTABLISHED PURSUANT TO SEPARATE INSTRUMENT

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	BEARING	LENGTH	DELTA	CURVE	BEARING	LENGTH	DELTA	CURVE	BEARING	LENGTH	DELTA	CURVE	BEARING	LENGTH	DELTA	CURVE	BEARING	LENGTH	DELTA	CURVE	BEARING	LENGTH	DELTA
L1	N45°45'41"	109.66	L1	N87°29'51"	29.52	L1	N62°15'13"	21.36	L1	N87°29'51"	29.52	L1	N62°15'13"	21.36	C1	S105°07'13"	41.37	0.11	C1	S105°07'13"	41.37	0.11	C1	S105°07'13"	41.37	0.11	C1	S105°07'13"	41.37	0.11	C1	S105°07'13"	41.37	0.11	C1	S105°07'13"	41.37	0.11

Table with columns: CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION. It contains detailed survey data including curve radii, lengths, and bearings for various points on the property.

Table with columns: CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION. It contains detailed survey data including curve radii, lengths, and bearings for various points on the property.

Table with columns: CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION. It contains detailed survey data including curve radii, lengths, and bearings for various points on the property.

Table with columns: CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION, CURVE TABLE, LEGAL DESCRIPTION. It contains detailed survey data including curve radii, lengths, and bearings for various points on the property.

Administrative form containing drawing and recording information. Includes fields for 'DRAWN BY', 'CHECKED BY', 'DATE', and 'REVISION'. It also features a circular seal for 'DAVID EVANS & ASSOCIATES INC.' and 'TOWN OF BUCKEYE, ARIZONA'. At the bottom, there is a section for 'FINAL PLAT OF TARTESO UNIT 2A' and 'TOWN OF BUCKEYE, ARIZONA' with a signature line for 'SCALE: AS SHOWN' and 'SECTION: 25-30'. It also includes a 'SHEET' number '23 OF 23' and a 'JOB NO.' 'STARCHOP-24'.