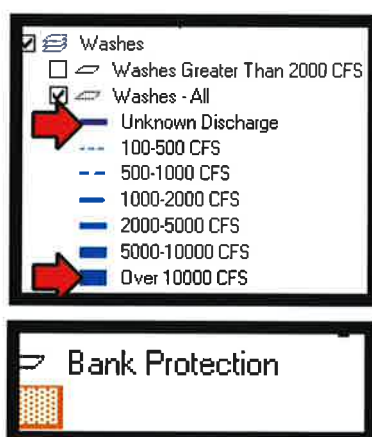
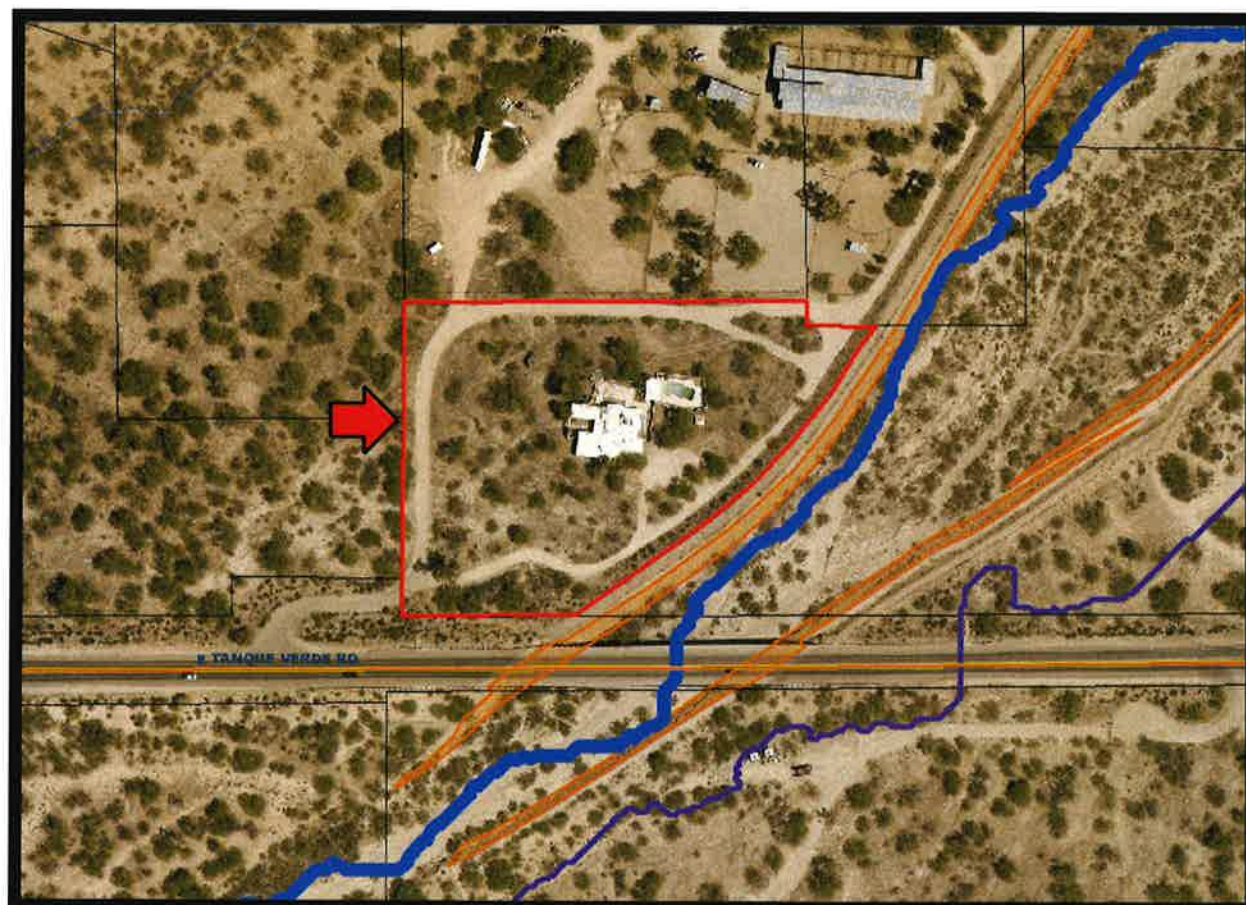















**EXHIBIT G - WASHES MAP (WITH BANK PROTECTION)**



- ☒  Riparian Habitat - Pima County Ord. 2005-FC2, Effective 10/20/2005

  -  Hydromesoriparian or Mesoriparian H
  -  Xeroriparian A
  -  Xeroriparian B
  -  Xeroriparian C
  -  Xeroriparian D
  -   Important Riparian Areas - Hydromesoriparian or Mesoriparian H
  -  Important Riparian Areas - Xeroriparian A
  -  Important Riparian Areas - Xeroriparian B
  -  Important Riparian Areas - Xeroriparian C
  -  Important Riparian Areas - Xeroriparian D
  -  Important Riparian Areas - Unclassified

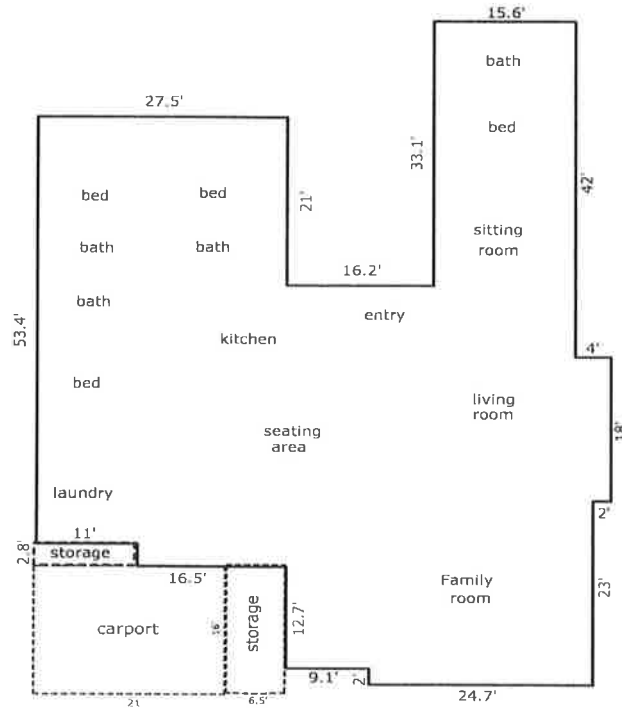
# EXHIBIT I - FLOOR PLAN

## SKETCH/AREA TABLE ADDENDUM

File No 7398

SUBJECT	Property Address		
	City	State	Zip
	Borrower		
	Lender/Client		
	Appraiser Name		

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown		Subtotals	
GLA1	First Floor	3717.68	3717.68	First Floor			
GAR	Garage	30.80		27.5 x	21.0	577.50	
	Garage	104.00		59.3 x	8.9	527.77	
	Garage	336.00	470.80	33.1 x	15.6	516.36	
				63.3 x	18.0	1139.40	
				5.5 x	61.3	337.15	
				2.0 x	24.7	49.40	
				12.7 x	33.8	429.26	
				2.8 x	50.3	140.84	
Net LIVABLE Area		(rounded)	3718	8 Items	(rounded)	3718	

## EXHIBIT J - LEGAL DESCRIPTION OF SUBJECT PROPERTY



15 March 2018

### EXHIBIT "A" LEGAL DESCRIPTION

All that portion of the Southeast Quarter of the Southwest Quarter of Section 36, Township 13 South, Range 15 East, Gila & Salt River Meridian, Pima County, Arizona, and as described in Docket 9812 at Page 548, more particularly described as follows:

**COMMENCING** at the southeast corner of said Southwest Quarter of Section 36, a brass cap survey monument stamped "1/4 SEC 36, PCDOT", to which the southwest corner of said Section 36, a brass cap survey monument stamped "PCDOT, 35,36, T13S R15E" bears South 89°21'27" West a distance of 2654.88 feet;

**THENCE** along the south line of said Section 36, South 89°21'27" West a distance of 1327.44 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter;

**THENCE** North 00°49'14" West a distance of 50.00 feet to the north right of way line of Tanque Verde Road and the southwest corner of that parcel as described in said Docket 9812 at Page 548, said point being the **POINT OF BEGINNING**;

**THENCE** along the west line of said parcel North 00°49'14" West a distance of 376.17 feet to the northwest corner of said parcel;

**THENCE** along the north line of said parcel North 89°22'23" East a distance of 485.40 feet;

**THENCE** continuing along said north line South 01°04'04" East a distance of 12.60 feet;

**THENCE** continuing along said north line North 89°22'23" East a distance of 51.73 feet;

**THENCE** South 32°42'01" West a distance of 98.89 feet to the beginning of a tangent curve concave to the northwest having a radius of 600.00 feet and a central angle of 22°41'00";

**THENCE** along the arc of said curve to the right a distance of 237.54 feet to point of tangency;

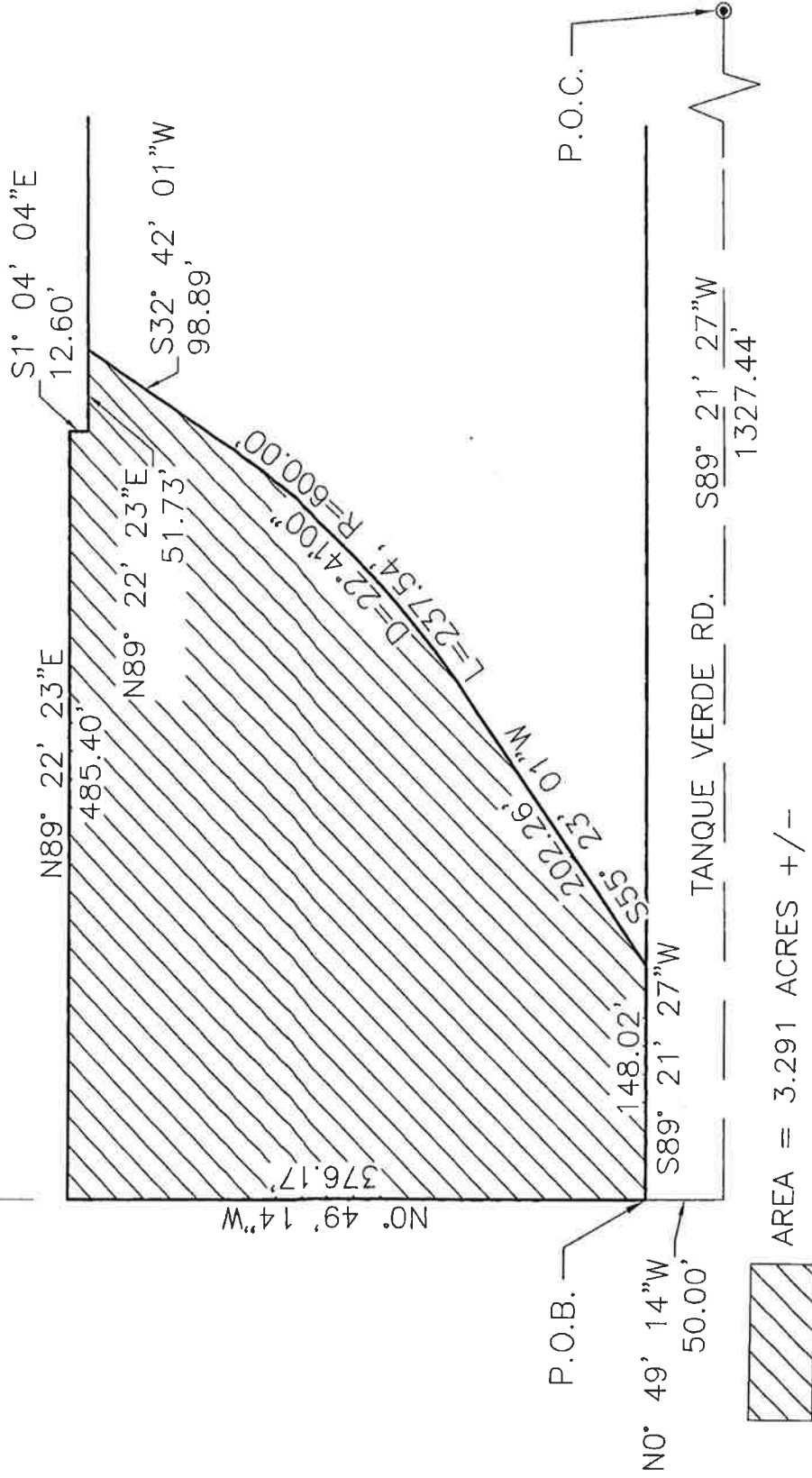
**THENCE** South 55°23'01" West a distance of 202.26 feet to the south line of said parcel and north right of way line of Tanque Verde Road;



**THENCE** along said south line South 89°21'27" West a distance of 148.02 feet to the **POINT OF BEGINNING**.



# DEPICTION OF EXHIBIT "A"



## PIMA COUNTY SURVEY

A PORTION OF A PARCEL PER DOCKET 9812, PAGE 548  
 LOCATED IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA  
 AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

## EXHIBIT K - LEGAL DESCRIPTION OF ACCESS EASEMENT



13 August 2018

### EXHIBIT "A" LEGAL DESCRIPTION ACCESS EASEMENT

A 20.00 foot wide Access Easement across a portion of the Southeast Quarter of the Southwest Quarter of Section 36, Township 13 South, Range 15 East, Gila & Salt River Meridian, Pima County, Arizona, and as described in Docket 9812 at Page 548, being 10.00 feet on each side of the following described centerline:

**COMMENCING** at the southeast corner of said Southwest Quarter of Section 36, a brass cap survey monument stamped "1/4 SEC 36, PCDOT", to which the southwest corner of said Section 36, a brass cap survey monument stamped "PCDOT, 35,36, T13S R15E" bears South 89°21'27" West a distance of 2654.88 feet;

**THENCE** along the south line of said Section 36, South 89°21'27" West a distance of 1327.44 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter;

**THENCE** North 00°49'14" West a distance of 50.00 feet to the north right of way line of Tanque Verde Road and the southwest corner of that parcel as described in said Docket 9812 at Page 548;

**THENCE** along the west line of said parcel North 00°49'14" West a distance of 49.53 feet to the **POINT OF BEGINNING** of said centerline;

**THENCE** North 83°02'16" East a distance of 63.40 feet;

**THENCE** North 69°33'00" East a distance of 81.11 feet;

**THENCE** South 67°11'03" East a distance of 43.77 feet to the beginning of a tangent curve concave to the north having a radius of 60.00 feet and a central angle of 57°25'55";

**THENCE** along the arc of said curve to the left a distance of 60.14 feet to point of tangency;

**THENCE** North 55°23'01" East a distance of 88.53 feet to the beginning of a tangent curve concave to the northwest having a radius of 590.00 feet and a central angle of 22°41'00";

**THENCE** along the arc of said curve to the left a distance of 233.58 feet to point of tangency;

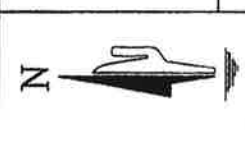
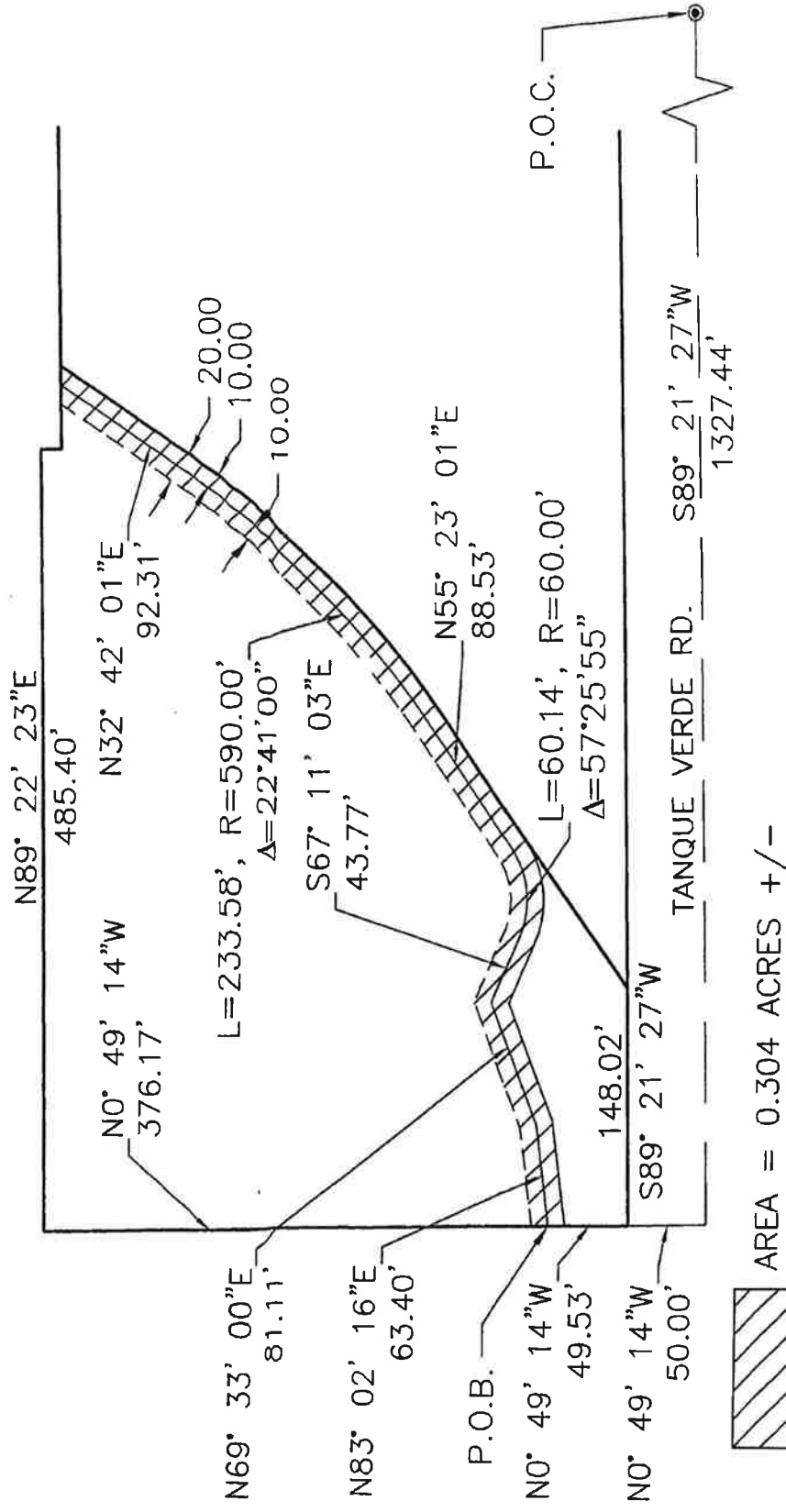
**THENCE** North 32°42'01" East a distance of 92.31 feet to a point on the north line of said parcel and the **POINT OF TERMINUS** of said centerline.



Expires 31 March 2021



# DEPICTION OF EXHIBIT "A"



## PIMA COUNTY SURVEY

A PORTION OF A PARCEL PER DOCKET 9812, PAGE 548  
 LOCATED IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 15 EAST,  
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

**EXHIBIT L - SUBJECT PHOTOGRAPHS**

**PHOTO 1 - VIEW OF PROPERTY FROM TANQUE VERDE ROAD**



**PHOTO 2 - VIEW OF PROPERTY FROM TANQUE VERDE ROAD**



PHOTO 3 - VIEW NORTHEAST OF PROPERTY



PHOTO 4 - VIEW SOUTH OF PROPERTY



PHOTO 5 - VIEW SOUTHEAST OF PROPERTY



PHOTO 6 - VIEW SOUTHWEST OF PROPERTY





PHOTO 7 - VIEW SOUTH OF PROPERTY



PHOTO 8 - VIEW SOUTH OF PROPERTY



PHOTO 9 - VIEW OF HOUSE



PHOTO 10 - VIEW OF HOUSE





PHOTO 11 - VIEW OF HOUSE



PHOTO 12 - VIEW OF HOUSE



PHOTO 13 - VIEW OF HOUSE



PHOTO 14 - VIEW OF HOUSE



PHOTO 15 - VIEW OF INTERIOR



PHOTO 16 - VIEW OF INTERIOR





PHOTO 17 - VIEW OF INTERIOR



PHOTO 18 - VIEW OF INTERIOR



PHOTO 19 - VIEW OF INTERIOR



PHOTO 20 - VIEW OF INTERIOR



PHOTO 21 - VIEW OF INTERIOR



PHOTO 22 - VIEW OF INTERIOR





PHOTO 23 - VIEW OF INTEIOR



PHOTO 24 - VIEW OF INTERIOR



PHOTO 25 - VIEW OF INTERIOR



PHOTO 26 - VIEW OF INTERIOR



PHOTO 27 - VIEW OF INTERIOR



PHOTO 28 - VIEW OF INTERIOR



PHOTO 29 - VIEW OF INTERIOR



PHOTO 30 - VIEW OF REAR YARD





PHOTO 31 - VIEW OF REAR YARD



PHOTO 32 - VIEW OF REAR YARD



PHOTO 33 - VIEW OF REAR YARD



PHOTO 34 - VIEW OF REAR YARD





PHOTO 35 - VIEW OF DRIVEWAY



PHOTO 36 - VIEW OF EASEMENT DRIVE



PHOTO 37 - VIEW OF DRIVEWAY



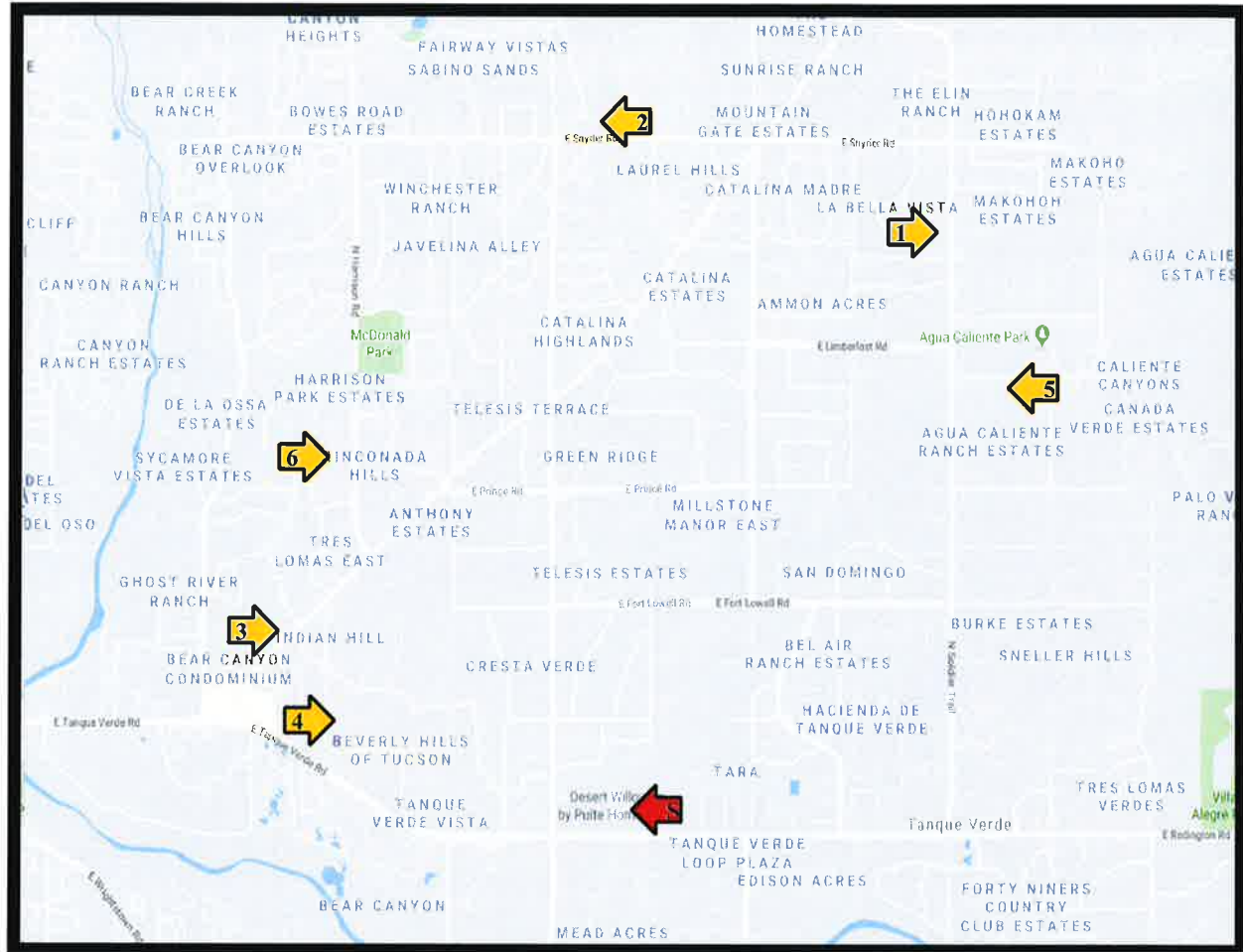
PHOTO 38 - VIEW EAST ON TANQUE VERDE ROAD



PHOTO 39 - VIEW WEST ON TANQUE VERDE ROAD



## EXHIBIT M - COMPARABLE IMPROVED SALES LOCATION MAP



**Subject: 10509 East Tanque Verde Road**

**Sale 1: 4425 North Soldier Trail**

**Sale 2: 10450 East Plumeria**

**Sale 3: 9211 East Catalina Highway**

**Sale 4: 2820 North Santa Ana Lane**

**Sale 5: 12130 East Roger Road**

**Sale 6: 3730 North Pellegrino Drive**




# EXHIBIT N - COMPARABLE IMPROVED SALES MLS SHEETS

10/1/2018

flexmls Web

## AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

<b>MLS#:</b> 21514307		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed	<b>List Price:</b> 433,500	<b>Sold Price:</b> 399,500
-----------------------	--	---	--	-----------------------	----------------------------	----------------------------



©2015 TARM G

<b>Combined SqFt:</b>	3,122	<b>Area:</b>	Northeast
<b>Main House SqFt:</b>	3,122	<b>Subdivision:</b>	La Bella Vista (1-80)
<b>Guest House SqFt:</b>		<b>Community:</b>	None
<b>Source of SqFt:</b>	Appraiser	<b>Tax Code:</b>	205-33-1140
<b>Bedrooms:</b>	3	<b>Tax Year/Taxes:</b>	2015 / 3,901.38
<b>Total Baths (Full-1/2):</b>	3 (2-1)	<b>Assessments:</b>	0
<b>Lot Acres:</b>	2.89	<b>Method of Title:</b>	Fee (Simple)
<b>Year Built:</b>	1985	<b>Range Min - Max:</b>	-
<b>Stories:</b>	Single		

**Address:** 4425 N Soldier Trail, Tucson, AZ 85749  
**County:** Pima **Country:** USA **Pima County GIS**  
**Legal Description:** La Bella Vista (1-80) Lot 67  
**Directions:** From Summer Trail, North on Soldier Trail, 1st driveway West side, black mailbox at driveway.

<b># Garage</b>	3	<b>Construction</b>	Frame Stucco	<b>Municipality/Zoning</b>	Pima County - CR1
<b># Carport</b>	0	<b>Style</b>	Contemporary	<b>School District</b>	Tanque Verde
<b># of Covered Parking</b>	3	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Agua Caliente
<b>T/R/S</b>	13/ 16/ 19	<b>Basement</b>	No	<b>Middle School</b>	Emily Gray
<b>Lot Dimensions</b>	480 x 270.00 x 520.38 x 210.22	<b>Horse Property</b>	Yes	<b>High School</b>	Tanque Verde
<b>Lot Acres</b>	2.89	<b>Horse Facilities</b>	Yes	<b>Fire Protection</b>	None
<b>Lot Sq Ft</b>	121,604	<b>List \$/SqFt</b>	138.85	<b>FEMA Flood Ins Req</b>	No
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	3.56	<b>Municipal Flood Req</b>	No
		<b>Road Type</b>	Paved	<b>Ownership</b>	
		<b>Road Maintenance</b>			

**Property Description**  
Move-in ready. Immaculate 1985 custom built home w/some original condition; updates include interior recently painted throughout, granite kitchen counter, newer applcs: glass-top stove w/dbl oven, s/side refrig-freezer, microwave. Priced below May 2015 Appraisal. Owned Solar system! All-electric house had 2014 electric bill less than \$135.00! High ceilings, split Bedrm plan, Great Rm w/fplc, Den-Ofc, 20'x 23' Bonus Rm! Lg master w/walk-in closets, bay window area w/Mtn view. Newer 3rd garage-workshop can easily convert to artist studio or guest quarters. Room to add horse facilities, pool AND park the RV. Home thoughtfully situated for privacy on 2.89ac

**Agent Only Remarks**  
Call Kathie at 520-205-2091 to show. NOTE: THERE IS NO SIGN ON THE PROPERTY. Seller downsizing = Garage is work in progress. Pool table, foos ball table & 1-pc exercise equip. available by BOS. Please escrow with Pam Ross, TSA, and Catalina Title.

**Showing & Company Information**

<b>Showing Instructions</b>	Alarm. Call Kathie 520-205-2091	<b>Seller Name</b>	Lynnete
<b>Phone # to Show</b>	520-205-2091	<b>Seller Phone</b>	PhText agent
<b>MLSSAZ Lockbox</b>	Yes	<b>Occupant Name</b>	
<b>Occupied By</b>	Owner		
<b>Gate Code</b>			

<b>List Agent</b>	<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
	22055-Kathie R Krueger Lic#: SA583393000	520-205-2091	520-205-2091	kathiek.ta@gmail.com
<b>List Office</b>	2866-Tierra Antigua Realty Lic#: LC529176000	520-544-2335		taadmin@tierraantigua.com
<b>Co-Agent</b>	- Lic#:			
<b>Co-Office</b>	- Lic#:			

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b>	<b>HOA Fees/Month:</b> 0	<b>Green Valley Rec:</b>	<b>Age Restrictions:</b> No
<b>HOA:</b>	<b>HOA Payment Freq:</b>		<b>Deed Restrictions:</b> Yes
	<b>HOA Recreation Fee:</b>		

**Assoc Fees Includes:**  
**Association Amenities:**

<b>MLS#:</b> 21514307		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed		<b>List Price:</b> 433,500		<b>Sold Price:</b> 399,500	
<b>Listing Information</b>									
<b>Terms:</b> Cash; Conventional				<b>Original Price:</b> 469,500					
<b>Submit With Offer:</b>				<b>Co-Op Fee:</b> 3%					
<b>Property Disclosures:</b> Unknown				<b>Variable Commission:</b> No					
<b>Home Protection Plan:</b> Plan By: 210 Home Warranty,				<b>Selling Broker Bonus:</b>					
<b>Special Conditions:</b>				<b>Contingent:</b>					
<b>Offer by Owner:</b>				<b>Exclusive Agency:</b>					
<b>Offer by Investor:</b>				<b>Limited Service:</b>					
<b>Distressed Info:</b> None				<b>Days on Market:</b> 253					
				<b>Cumulative DOM:</b> 253					
<b>Listing Date:</b> 05/15/2015		<b>Cancel Date:</b>		<b>Temp Off Market Date:</b>					
<b>Contingent Date:</b> 01/23/2016		<b>Expiration Date:</b>		<b>Off Market Date:</b> 01/23/2016					
<b>Pending Date:</b> 03/03/2016		<b>Fallthrough Date:</b>		<b>Status Change Date:</b> 03/10/2016					
<b>Sold Date:</b> 03/10/2016									
<b>Interior Features</b>									
<b>Living Areas:</b> Great Room		<b>Main Heating:</b> Heat Pump							
<b>Extra Room:</b> Den; Rec Room; Workshop		<b>Main Cooling:</b> AC Zoned							
<b>Guest Facilities:</b> None		<b>Water Heater:</b> Solar							
<b>Dining Room:</b> Formal		<b>Green Features:</b> Enrgy Star Appliance; Low E DP Windows; Solar							
<b>Breakfast:</b> Nook									
<b>Laundry:</b> Dryer; Room; Washer									
<b>Kitchen Features:</b> Dishwasher; Freezer; Garbage Disposal;		<b>Interior Features:</b> Interior Steps Y/N: Y; Split Bedroom Plan							
Refrigerator; Microwave; Oven		<b>Technology:</b> Alarm System; Cable TV							
<b>Floor Covering:</b> Carpet; Ceramic Tile		<b>Window Coverings:</b> Stay							
<b>Bathroom Features:</b>		<b>Electric:</b>							
<b># Fireplace-Type:</b> 1-		<b>Accessibility Options:</b> Disability Adapted: No							
<b>Location Fireplace:</b> Den; Family Room									
<b>Exterior Features</b>									
<b>Fence:</b> Other: Combo		<b>Security:</b> Alarm Installed							
<b>Roof:</b> Other: Combo		<b>View:</b> Mountain							
<b>Landscape - Front:</b> Desert Plantings		<b>Driveway:</b>							
<b>Landscape - Rear:</b> Low Care		<b>Water:</b> City							
<b>Patio/Deck:</b> Covered		<b>Exterior Features:</b>							
<b>Pool:</b> None		<b>Lot Features:</b> Subdivided Lots							
<b>Spa:</b> None		<b>Gas:</b> None							
<b>Garage/Carport Features:</b> Electric Door Opener		<b>Sewer:</b> Septic							
<b>RV Parking:</b> Space Available		<b>Neighborhood Features:</b> None							
<b>Comments</b>									
<b>Status Comments</b>									
<b>Selling Comments</b>									
<b>New Construction</b>									
<b>Manufactured SFR Information</b>									
<b>Sold Information</b>									
<b>Sold Price:</b> 399,500		<b>Sold Date:</b> 03/10/2016		<b>Seller Concessions:</b>					
<b>Sold Price/SqFt.:</b> 127.96		<b>How Sold:</b> Conventional		<b>Seller Paid Repairs:</b>					
<b>Sold Lot Price/SqFt.:</b> 3.29									
<b>Selling Agent:</b> Name		<b>Primary</b>		<b>Mobile</b>		<b>E-mail</b>			
Erin Dicken		520-403-0000		520-403-0000		erindicken@tierraantigua.com			
<b>Co Selling Agent:</b>									
<b>Selling Office:</b> Tierra Antigua Realty, LLC		520-318-5290				kimclifton@tierraantigua.net			



Welcome



Great space to entertain



Catalina Mtns



Custom cabinets, tile floors



Generous granite counter space



Breakfast nook



**Mesquite outside breakfast nook****Bay windowed Dining Room****Covered back patio****Great Room to Kitchen view****Large Den or Office****Approx 20' x 23' Bonus Room****Bonus Room bathroom**



**Master reading nook w/Mtn view****Large master****Dual closets in Master****Dual Vanities in Master****Low care everywhere!****Floor to ceiling pantry, Landry Rm**

**Back yard fenced dog run, dog house**

fenced-in play area for kids or pets on the west side of the house

**Oversize 2-car garage****2-car attached garage**

Grey door to the house. White door to the workshop-3rd garage.

**Another view**

Oversized garage, length and width.


**Beautiful natural descertscape****36' Horse corral or exercise pen**

Located on the west side of the property, property line is another 100" feet west of corral.



## AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

<b>MLS#:</b> 21603967		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed		<b>List Price:</b> 335,000		<b>Sold Price:</b> 347,000	
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©2016 TARMLS

<b>Combined SqFt:</b> 3,302 <b>Main House SqFt:</b> 3,302 <b>Guest House SqFt:</b> <b>Source of SqFt:</b> Assessor <b>Bedrooms:</b> 5 <b>Total Baths (Full-1/2):</b> 3 (3-0) <b>Lot Acres:</b> 3.41 <b>Year Built:</b> 1978 <b>Stories:</b> Single	<b>Area:</b> Northeast <b>Subdivision:</b> Ranchitos De Los Saguaros (1-21) <b>Community:</b> None <b>Tax Code:</b> 114-06-0290 <b>Tax Year/Taxes:</b> 2015 / 4,125.73 <b>Assessments:</b> 0 <b>Method of Title:</b> Fee (Simple) <b>Range Min - Max:</b> 335,000 - 350,000	
--	--	--

**Address:** 10450 E Plumeria Road, Tucson, AZ 85749  
**County:** Pima **Country:** USA [Pima County GIS](#)  
**Legal Description:** Ranchitos De Los DSaguaros Lot 18  
**Directions:** Tanque Verde/Catalina Highway - NE. Houghton Rd - North. Snyder - East. Avenida De La Colina - North. Plumeria - East to property on south side of road

<b># Garage</b>	3	<b>Construction</b>	Burnt Adobe	<b>Municipality/Zoning</b>	Pima County - SR
<b># Carport</b>	0	<b>Style</b>	Ranch	<b>School District</b>	Tanque Verde
<b># of Covered Parking</b>	3	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Agua Caliente
<b>T/R/S</b>	13/ 15/ 13	<b>Basement</b>	No	<b>Middle School</b>	Emily Gray
<b>Lot Dimensions</b>	380x380	<b>Horse Property</b>	Yes	<b>High School</b>	Tanque Verde
<b>Lot Acres</b>	3.41	<b>Horse Facilities</b>	No	<b>Fire Protection</b>	None
<b>Lot Sq Ft</b>	148,539	<b>List \$/SqFt</b>	101.45	<b>FEMA Flood Ins Req</b>	No
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	2.26	<b>Municipal Flood Req</b>	
		<b>Road Type</b>	Paved	<b>Ownership</b>	
		<b>Road Maintenance</b>			

**Property Description**  
 Huge price reduction!!! \$70000 less then original asking price!!!This one has it all and more! On almost 3.5 acres horse property, 5 bdrms, 3baths, spacious, fabulous views. Wildlife galore,evening star gazing,holiday fireworks, quiet end of road.Can easily accommodate extended family needs. Plumbed and wired in guest quarters for kitchenette. Permitted 3 car garage, 2 storage sheds. Near AZ National Golf Course and Aqua Caliente Park. Zoned HVAC. Plenty of room for pool...there use to be one but filled in. It's ready for you to make it yours!!

**Agent Only Remarks**  
 Seller will consider all offers between \$335000 - \$350000.Sold "AS-IS". French doors in guest quarters have been replaced. No SPDS - seller never lived in house. Out of town Seller please leave 48 hrs for response. Please escrow Title Security/Signature Title, Gretchen Cochran,6390 E Tanque Verde, 618-7417 [gretchen.cochran@titlesecurity.com](mailto:gretchen.cochran@titlesecurity.com)

**Showing & Company Information**

<b>Showing Instructions</b>	Lockbox...please go show!!!		
<b>Phone # to Show</b>			
<b>MLSSAZ Lockbox</b>	Yes		<b>Seller Name</b>
<b>Occupied By</b>	Caretaker		<b>Seller Phone</b>
<b>Gate Code</b>			<b>Occupant Name</b>

	<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
<b>List Agent</b>	11592-Sherry Conant Lic#:			
<b>List Office</b>	498301-Realty Executives Tucson Elite Lic#: LC640973001	520-456-2961		<a href="mailto:jeffmurtaugh@realtyexecutives.com">jeffmurtaugh@realtyexecutives.com</a>
<b>Co-Agent</b>	- Lic#:			
<b>Co-Office</b>	- Lic#:			

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b>	<b>HOA Fees/Month:</b> 0	<b>Green Valley Rec:</b>	<b>Age Restrictions:</b> No
<b>HOA:</b>	<b>HOA Payment Freq:</b>		<b>Deed Restrictions:</b> Yes
	<b>HOA Recreation Fee:</b>		

**Assoc Fees Includes:**  
**Association Amenities:**

<b>MLS#:</b> 21603967		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed	<b>List Price:</b> 335,000	<b>Sold Price:</b> 347,000
-----------------------	--	---	--	-----------------------	----------------------------	----------------------------

<b>Listing Information</b>			
<b>Terms:</b> Cash; Conventional; Submit All		<b>Original Price:</b> 445,000	
<b>Submit With Offer:</b>		<b>Co-Op Fee:</b> 2.5%	
<b>Property Disclosures:</b>		<b>Variable Commission:</b> Yes	
<b>Home Protection Plan:</b> Plan By: none,		<b>Selling Broker Bonus:</b>	
<b>Special Conditions:</b>		<b>Contingent:</b>	
<b>Offer by Owner:</b>		<b>Exclusive Agency:</b>	
<b>Offer by Investor:</b>		<b>Limited Service:</b>	
<b>Distressed Info:</b> None		<b>Days on Market:</b> 227	
		<b>Cumulative DOM:</b> 227	
<b>Listing Date:</b> 02/06/2016	<b>Cancel Date:</b>	<b>Temp Off Market Date:</b>	
<b>Contingent Date:</b> 09/28/2016	<b>Expiration Date:</b>	<b>Off Market Date:</b> 09/28/2016	
<b>Pending Date:</b> 10/26/2016	<b>Fallthrough Date:</b>	<b>Status Change Date:</b> 11/04/2016	
<b>Sold Date:</b> 11/04/2016			

<b>Interior Features</b>			
<b>Living Areas:</b> Family Room; Off Kitchen	<b>Main Heating:</b> Zoned - Gas		
<b>Extra Room:</b> Storage	<b>Main Cooling:</b> AC Zoned		
<b>Guest Facilities:</b> Quarters	<b>Water Heater:</b>		
<b>Dining Room:</b> Formal	<b>Green Features:</b> Adobe; Dual-Flush Toilets		
<b>Breakfast:</b> Bar	<b>Interior Features:</b> Interior Steps Y/N: N; Split Bedroom Plan		
<b>Laundry:</b> Dryer; Room; Washer	<b>Technology:</b> Cable TV		
<b>Kitchen Features:</b> Garbage Disposal; Refrigerator; Microwave; Oven	<b>Window Coverings:</b> Stay		
<b>Floor Covering:</b> Mexican Tile	<b>Electric:</b>		
<b>Bathroom Features:</b>	<b>Accessibility Options:</b> Disability Adapted: No		
<b># Fireplace-Type:</b> 1-			
<b>Location Fireplace:</b> Family Room			

<b>Exterior Features</b>			
<b>Fence:</b> Other: Combo	<b>Security:</b> None		
<b>Roof:</b> Built-Up - Reflect	<b>View:</b> Mountain		
<b>Landscape - Front:</b> Natural Desert	<b>Driveway:</b>		
<b>Landscape - Rear:</b> Natural Desert	<b>Water:</b> City		
<b>Patio/Deck:</b> Covered	<b>Exterior Features:</b>		
<b>Pool:</b> None	<b>Lot Features:</b> Dividable Lot; Subdivided Lots		
<b>Spa:</b> None	<b>Gas:</b>		
<b>Garage/Carport Features:</b> Electric Door Opener	<b>Sewer:</b> Connected		
<b>RV Parking:</b> Space Available	<b>Neighborhood Features:</b> None		

<b>Comments</b>			
<b>Status Comments</b>			
<b>Selling Comments</b>			

<b>New Construction</b>			
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<b>Manufactured SFR Information</b>			
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<b>Sold Information</b>			
<b>Sold Price:</b> 347,000	<b>Sold Date:</b> 11/04/2016	<b>Seller Concessions:</b> 0	
<b>Sold Price/SqFt.:</b> 105.09	<b>How Sold:</b> Conventional	<b>Seller Paid Repairs:</b>	
<b>Sold Lot Price/SqFt.:</b> 2.34			
<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
<b>Selling Agent:</b> Vanessa Shephard			
<b>Co Selling Agent:</b>			
<b>Selling Office:</b> Cobb Realty LLC	520-318-5710	ray.alston@thecobbteam.net	

P1010153



Large, lovely, bright kitchen

P1010154



Includes breakfast bar. Entrance to laundry/storage/ pantry to the right.

P1010172



Family Room off kitchen

P1010156



Family Room Beehive fireplace and French sliders to back covered patio.

P1010155



Breakfast area off of the kitchen

P1010160



Living Room with French doors to Formal Dining area.

P1010158



Dining Room

P1010164



Guest Living Rm. Did have kichenette on left wall...could be reinstalled.

P1010161



Bedroom #1 on Guest side of house

P1010162



Bedroom #2 on Guest side of house

P1010163



Guest quarters bath

P1010168



Master bedroom with sliding doors to back covered patio



**P1010169**

Master bath

**P1010171**

Bedroom #3

**P1010170**

Bedroom #4 in main house

**P1010166**

Hall bath in main house

**P1010157**

Front entrance hall

**P1010159**

Laundry room with additional storage.

P1010140



Three car permitted detached garage

P1010142



View of drive on North side

P1010143



View to the east

P1010149



Front of property. Second entrance to guest quarters

P1010150



Front of property

P1010151



Front circular driveway



P1010134



Covered patio with French door off Family Rm and Master

P1010135



Backyard area where pool once was

P1010136



Corner windows in kitchen and French doors to Family Rm.

P1010137



Two storage sheds on property

P1010138



View from the south of back of property

P1010139



View of property from the south

P1010144



Block wall surrounds former pool area

P1010146



Covered patio with French doors off Master

P1010148




Ranchitos De Las Saguaros entrance.



**AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only**

<b>MLS#:</b> 21616622		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed	<b>List Price:</b> 400,000 <b>Sold Price:</b> 400,000
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<b>Combined SqFt:</b> 3,004 <b>Main House SqFt:</b> 3,004 <b>Guest House SqFt:</b> <b>Source of SqFt:</b> Assessor <b>Bedrooms:</b> 4 <b>Total Baths (Full-1/2):</b> 3 (3-0) <b>Lot Acres:</b> 3.53 <b>Year Built:</b> 1972 <b>Stories:</b> Single	<b>Area:</b> Northeast <b>Subdivision:</b> Indian Hill (1-20) <b>Community:</b> None <b>Tax Code:</b> 114-52-006A <b>Tax Year/Taxes:</b> 2014 / 4,541 <b>Assessments:</b> 0 <b>Method of Title:</b> Fee (Simple) <b>Range Min - Max:</b> 400,000 - 420,000	
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**Address:** 9211 E CATALINA Highway, Tucson, AZ 85749

**County:** Pima **Country:** USA [Pima County GIS](#)

**Legal Description:** Indian Hill 1-20 From PCL 0010100010 Indian Hills Sely Port of Lots 4 & 5

**Directions:** Tanque Verde East to Catalina Highway, left 1/2 mile to sign on left. Home is set back away from Hwy. Restful, peaceful.... tranquility abounds.

<b># Garage</b>	6	<b>Construction</b>	Burnt Adobe	<b>Municipality/Zoning</b>	Tucson - SR
<b># Carport</b>	0	<b>Style</b>	Southwestern	<b>School District</b>	TUSD
<b># of Covered Parking</b>	6	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Collier
<b>T/R/S</b>	13/ 15/ 34	<b>Basement</b>	No	<b>Middle School</b>	Magee
<b>Lot Dimensions</b>	Unknown	<b>Horse Property</b>	Yes	<b>High School</b>	Sabino
<b>Lot Acres</b>	3.53	<b>Horse Facilities</b>	Yes	<b>Fire Protection</b>	Included in Taxes
<b>Lot Sq Ft</b>	15,376,668	<b>List \$/SqFt</b>	133.16	<b>FEMA Flood Ins Req</b>	No
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	0.03	<b>Municipal Flood Req</b>	
		<b>Road Type</b>	Paved	<b>Ownership</b>	
		<b>Road Maintenance</b>			

**Property Description**

Seller will accept or counter offers \$400 - 420K. Over 3,000 sq ft and 3+ acres, close to TANQUE VERDE AND CATALINA HWY, Note the 2,000 sq ft ENCLOSED INSULATED AIR CONDITIONED AND HEATED SHOP with very high ceilings, 2 x 6 construction, SOLID construction. AND the 400 sq ft covered patio with 220 grounded electrical commercial grade (seller is electrical contractor!) great Mt views, very close to shopping, banks, restaurants, doctor offices and hiking. EZ to the top of Mt. Lemon, and city and cultural/social events. FULLY FENCED! Note the horse corral/pipe arena, 6 stall mare motel, incl both water and electricity. Note the circular drive, real hardwood oak flooring, sparkling large POOL, and an enclosed hot tub..POSSIBLE to SUB-DIVIDE. NO TRAFFIC NOISE AT POOLSIDE!! COME SEE IT....

**Agent Only Remarks**

ALARM MAY BE ON! MUST MAKE APPOINTMENT! CALL LA 490-4141. PER SELLER, FRIENDLY DOGS ARE PRESENT. Prepare the buyer - sellers have collected many things over several decades. See the structure, not the stuff! TO SET ALARM TO LEAVE, YOU MUST FIRST CLOSE AND LOCK THE DOOR BETWEEN THE KITCHEN AND LAUNDRY ROOM!!!

**Showing & Company Information**

**Showing Instructions** MUST MAKE APPOINTMENT! LA 490-4141 HOUSE HAS ALARM

**Phone # to Show** 520-490-4141

**MLSSAZ Lockbox** No

**Occupied By** Owner

**Gate Code**

Name	Primary	Mobile	E-mail
<b>List Agent</b> 14020-Bruce Perish Lic#:			
<b>List Office</b> 498301-Realty Executives Tucson Elite Lic#: LC640973001	520-456-2961		<a href="mailto:jeffmurtaugh@realtyexecutives.com">jeffmurtaugh@realtyexecutives.com</a>
<b>Co-Agent</b> - Lic#:			
<b>Co-Office</b> - Lic#:			

**Seller Name**  
**Seller Phone**  
**Occupant Name**

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b>	<b>HOA Fees/Month:</b> 0	<b>Green Valley Rec:</b>
<b>HOA:</b>	<b>HOA Payment Freq:</b>	<b>Age Restrictions:</b> No
	<b>HOA Recreation Fee:</b>	<b>Deed Restrictions:</b> Yes

**Assoc Fees Includes:**

**Association Amenities:**

<b>MLS#:</b> 21616622		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed		<b>List Price:</b> 400,000		<b>Sold Price:</b> 400,000	
<b>Listing Information</b>									
<b>Terms:</b> Cash; Conventional; FHA; VA				<b>Original Price:</b> 400,000					
<b>Submit With Offer:</b>				<b>Co-Op Fee:</b> 3.0%					
<b>Property Disclosures:</b> Unknown				<b>Variable Commission:</b> No					
<b>Home Protection Plan:</b> Plan By: No,				<b>Selling Broker Bonus:</b>					
<b>Special Conditions:</b>				<b>Contingent:</b>					
<b>Offer by Owner:</b>				<b>Exclusive Agency:</b>					
<b>Offer by Investor:</b>				<b>Limited Service:</b>					
<b>Distressed Info:</b> None				<b>Days on Market:</b> 143					
				<b>Cumulative DOM:</b> 143					
<b>Listing Date:</b> 06/14/2016		<b>Cancel Date:</b>		<b>Temp Off Market Date:</b>					
<b>Contingent Date:</b> 11/04/2016		<b>Expiration Date:</b>		<b>Off Market Date:</b> 11/04/2016					
<b>Pending Date:</b> 01/30/2017		<b>Fallthrough Date:</b>		<b>Status Change Date:</b> 02/01/2017					
<b>Sold Date:</b> 01/30/2017									
<b>Interior Features</b>									
<b>Living Areas:</b> Family Room; Off Kitchen		<b>Main Heating:</b> Zoned - Gas							
<b>Extra Room:</b> Den; Studio		<b>Main Cooling:</b> AC Zoned							
<b>Guest Facilities:</b> None		<b>Water Heater:</b>							
<b>Dining Room:</b> Formal		<b>Green Features:</b>							
<b>Breakfast:</b> Other: Area		<b>Interior Features:</b> Interior Steps Y/N: N							
<b>Laundry:</b> Room		<b>Technology:</b> Alarm System							
<b>Kitchen Features:</b> Compactor; Dishwasher; Refrigerator; Microwave; Oven		<b>Window Coverings:</b> Stay							
<b>Floor Covering:</b> Carpet; Ceramic Tile; Wood		<b>Electric:</b>							
<b>Bathroom Features:</b>		<b>Accessibility Options:</b> Disability Adapted: Yes							
<b># Fireplace-Type:</b> 0-									
<b>Location Fireplace:</b> Living Room									
<b>Exterior Features</b>									
<b>Fence:</b> Other: Brick		<b>Security:</b> Alarm Installed							
<b>Roof:</b> Other: Combo		<b>View:</b> Mountain							
<b>Landscape - Front:</b> Low Care		<b>Driveway:</b>							
<b>Landscape - Rear:</b> Low Care		<b>Water:</b> City							
<b>Patio/Deck:</b> Covered		<b>Exterior Features:</b>							
<b>Pool:</b> Conventional		<b>Lot Features:</b> Dividable Lot; Subdivided Lots							
<b>Spa:</b> Hot Tub		<b>Gas:</b>							
<b>Garage/Carport Features:</b>		<b>Sewer:</b> Septic							
<b>RV Parking:</b> Full Hookup		<b>Neighborhood Features:</b> None							
<b>Comments</b>									
<b>Status Comments</b>									
<b>Selling Comments</b>									
<b>New Construction</b>									
<b>Manufactured SFR Information</b>									
<b>Sold Information</b>									
<b>Sold Price:</b> 400,000		<b>Sold Date:</b> 01/30/2017		<b>Seller Concessions:</b> 0					
<b>Sold Price/SqFt.:</b> 133.16		<b>How Sold:</b> Cash		<b>Seller Paid Repairs:</b>					
<b>Sold Lot Price/SqFt.:</b> 0.03									
<b>Name</b>		<b>Primary</b>		<b>Mobile</b>		<b>E-mail</b>			
<b>Selling Agent:</b> Yadeth Garcia									
<b>Co Selling Agent:</b>									
<b>Selling Office:</b> Realty Executives Tucson Elite		520-456-2961		jeffmurtaugh@realtyexecutives.com					

IMG\_0450



BURNT ADOBE HOME AT IT'S BEST!

IMG\_0461



SUPER CATALINA MOUNTAIN VIEWS

IMG\_0440



RELAX ON YOUR 3+ ACRE ESTATE

IMG\_0454



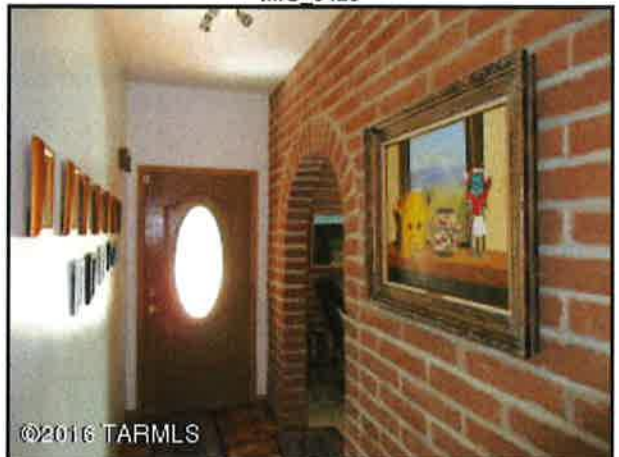
2,000 SQ FT AIR CONDITIONED, HEATED INSULATED SHOP W 220 ELECTRIC. NO HOA!!

IMG\_0412



SPACIOUS ROOMS, A GREAT PLACE TO CALL HOME!

IMG\_0420



CLASSY ENTRY FOR YOUR GUESTS