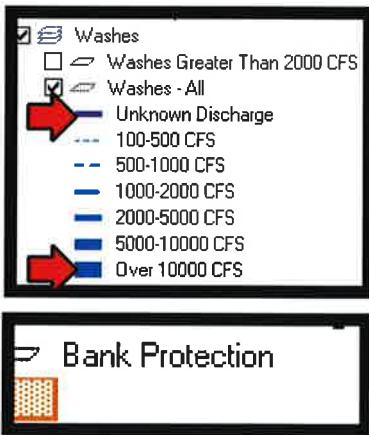
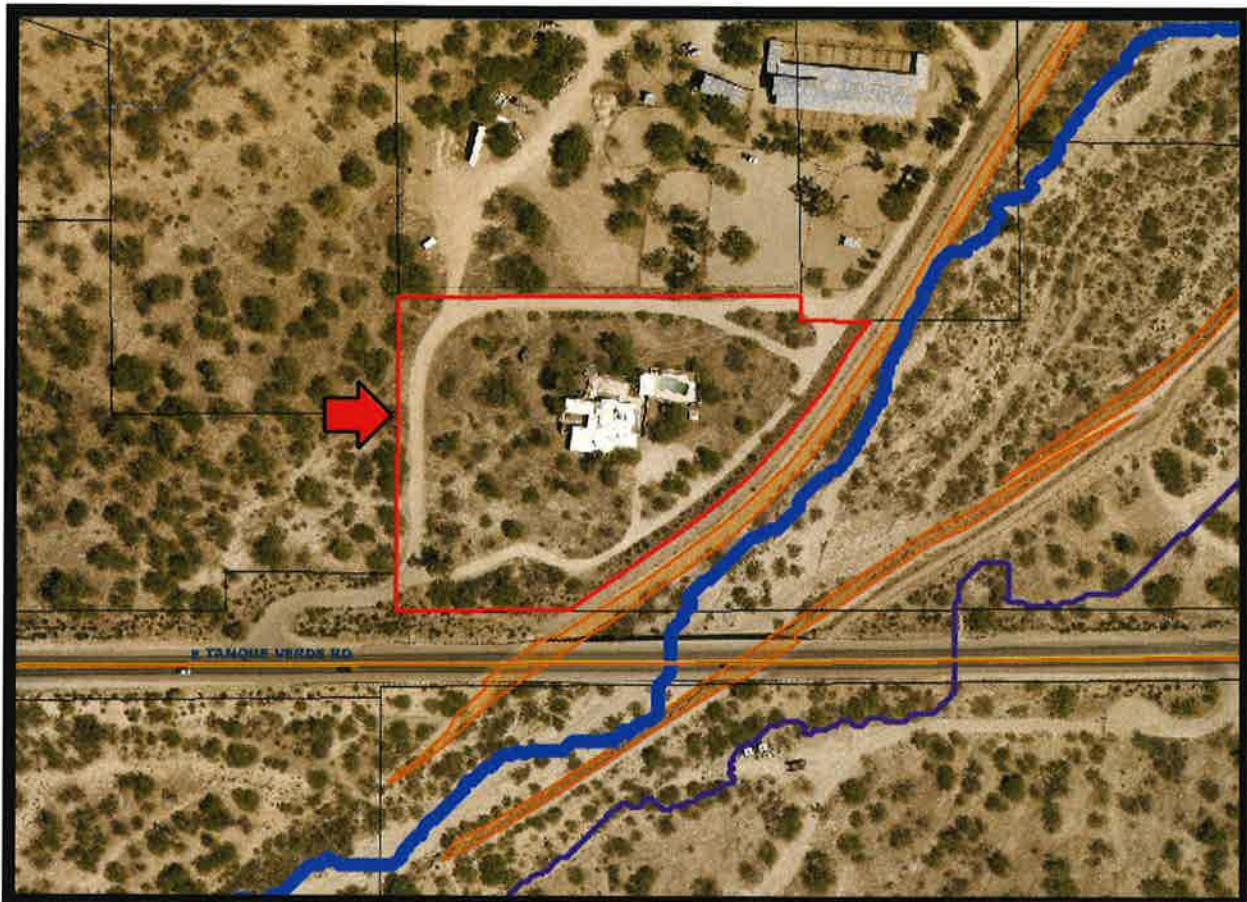
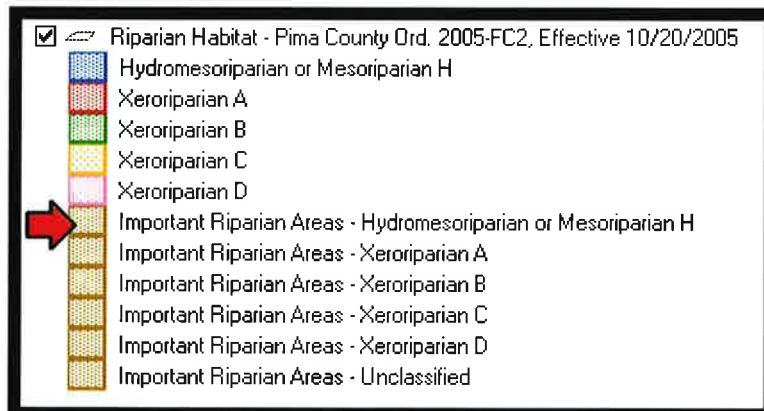
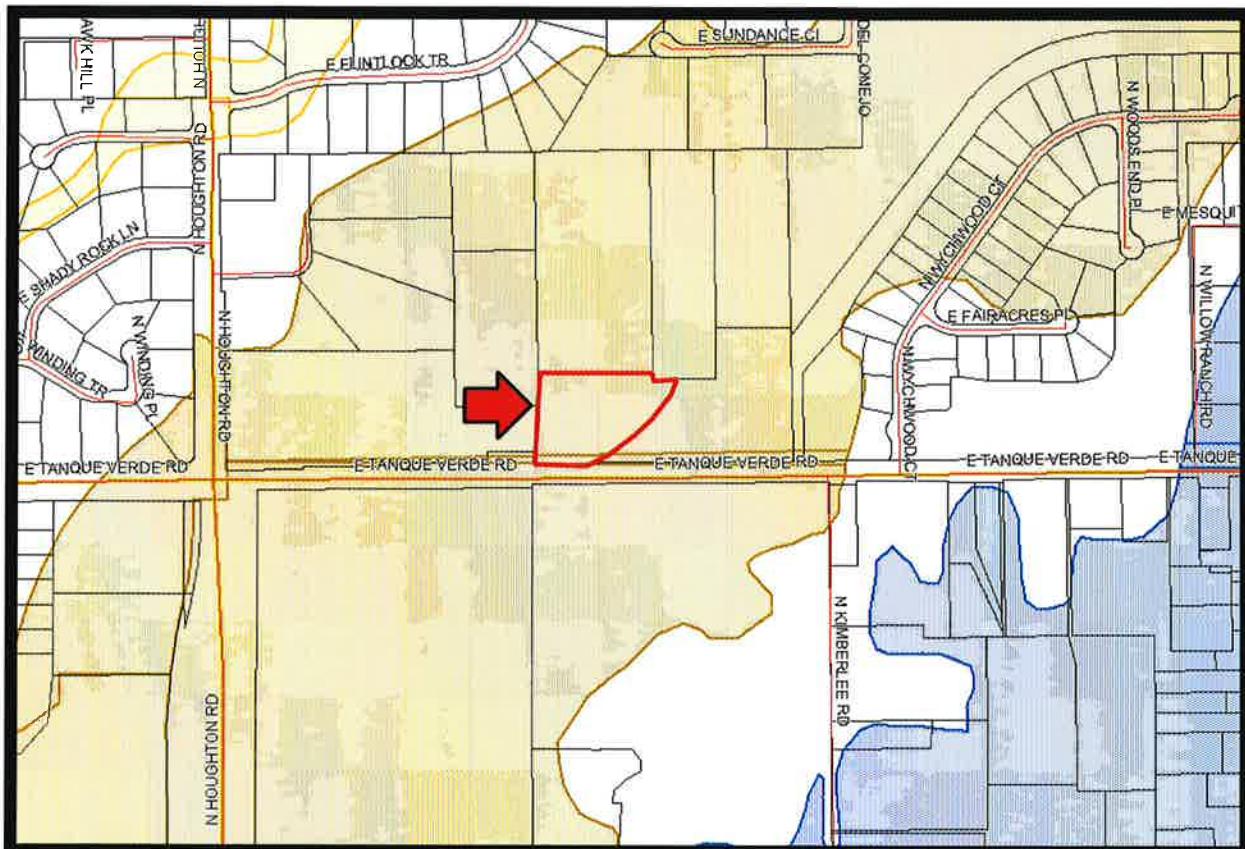


## EXHIBIT G - WASHES MAP (WITH BANK PROTECTION)



## EXHIBIT H - RIPARIAN HABITAT MAP



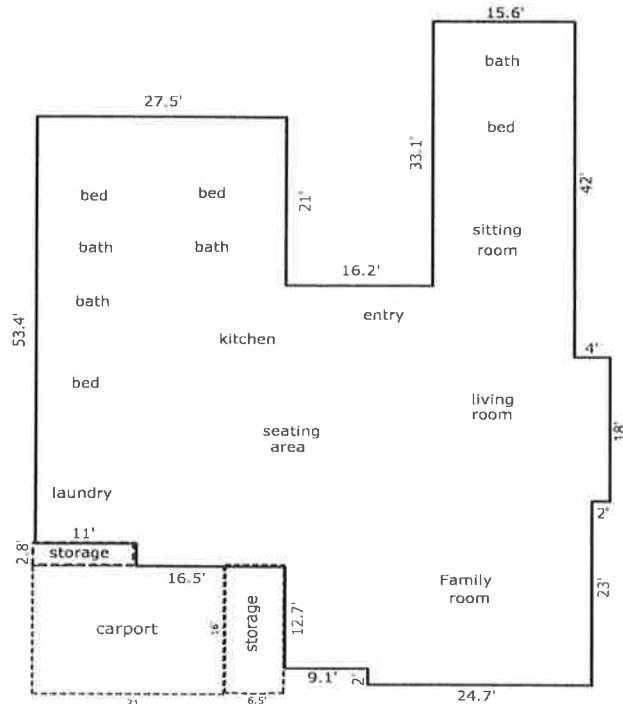
# EXHIBIT I - FLOOR PLAN

## SKETCH/AREA TABLE ADDENDUM

File No. 7398

Property Address City Borrower Lender/Client Appraiser Name	State	Zip

IMPROVEMENTS SKETCH  
AREA CALCULATIONS



Scale: 1" = 20'

### AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	3717.68	3717.68
GAR	Garage	30.80	
	Garage	104.00	
	Garage	336.00	470.80

### LIVING AREA BREAKDOWN

First Floor	Breakdown	Subtotals
27.5	x 21.0	577.50
59.3	x 8.9	527.77
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;

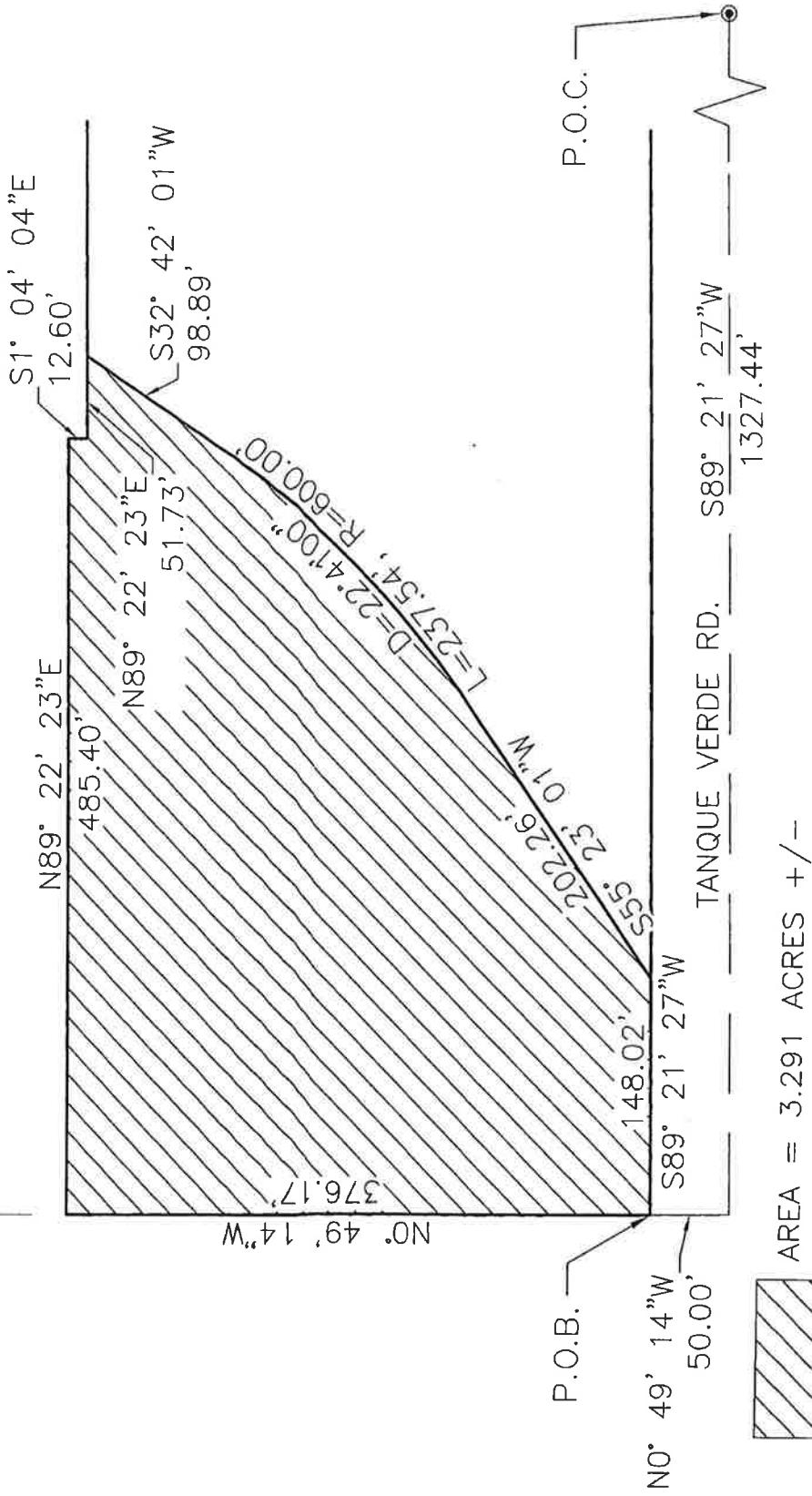
**THENCE** South 55°23'01" West a distance of 202.26 feet to the south line of said parcel and north right of way line of Tanque Verde Road;

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



Pg. 2 of 3

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



Scale: 1" = 100' Date: 15 March 2018

Drawn By: AJL Sheet 3 of 3

## 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;

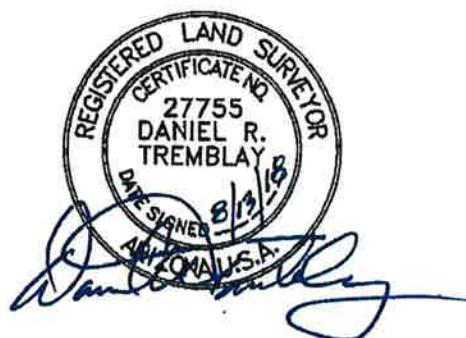
**THENCE** South 67°11'03" East a distance of 43.77 feet to the beginning of a tangent curve concave to the north having a radius of 60.00 feet and a central angle of 57°25'55";

**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;

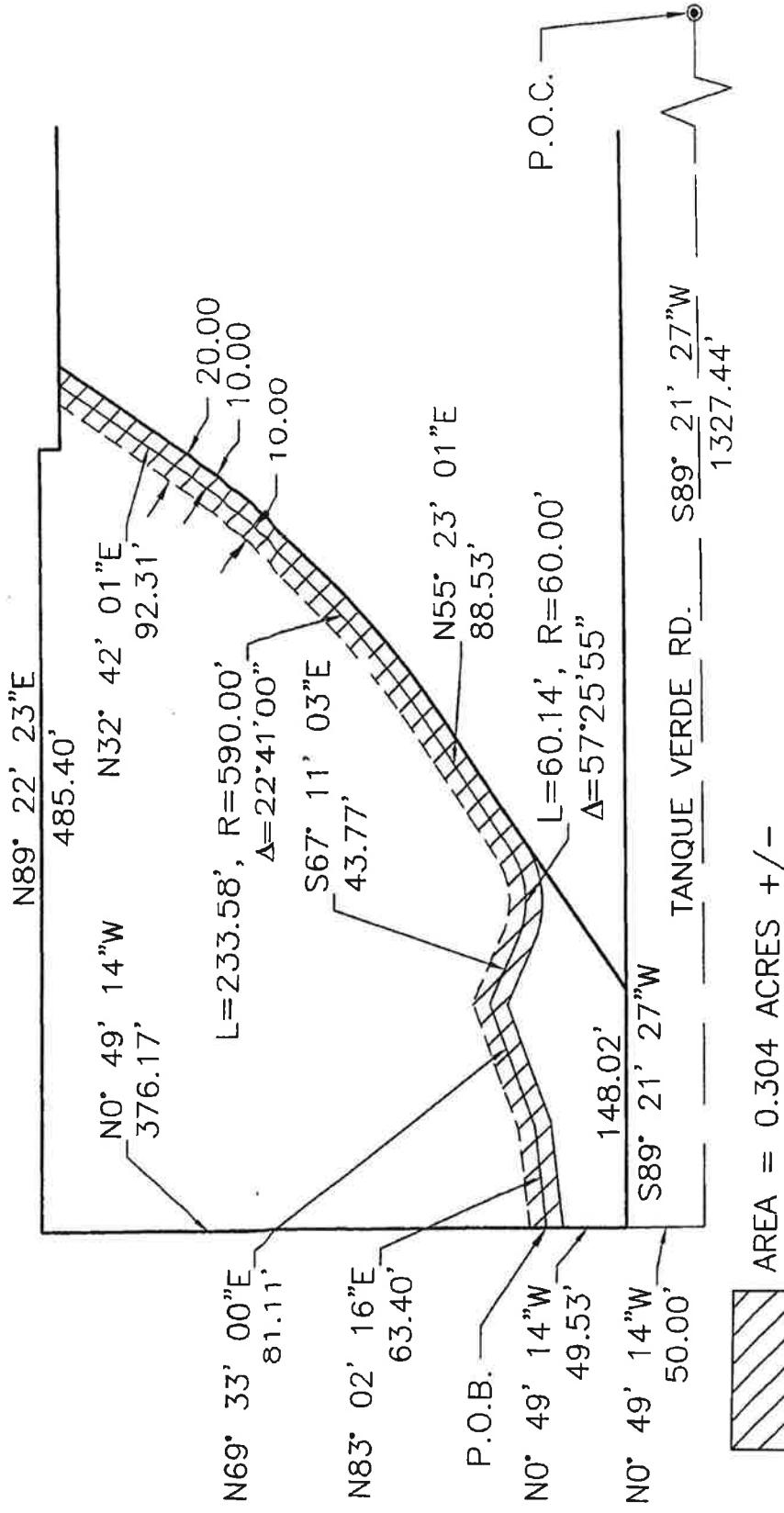
THENCE North 32°42'01" East a distance of 92.31 feet to a point on the north line of said parcel and the **POINT OF TERMINUS** of said centerline.



Expires 31 March 2021

Pg. 2 of 3

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

Scale: 1" = 100'      Date: 13 August 2018      Drawn By: DRT      Sheet 3 of 3

**EXHIBIT L - SUBJECT PHOTOGRAPHS**  
PHOTO 1 - VIEW OF PROPERTY FROM TANQUE VERDE ROAD



PHOTO 2 - VIEW OF PROPERTY FROM TANQUE VERDE ROAD

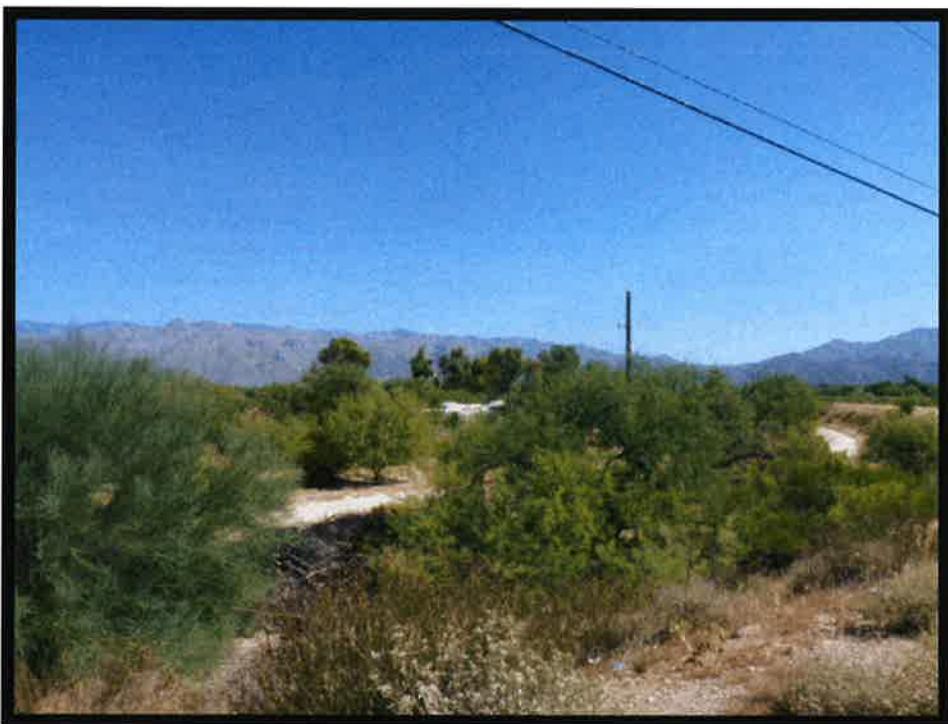


PHOTO 3 - VIEW NORTHEAST OF PROPERTY



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

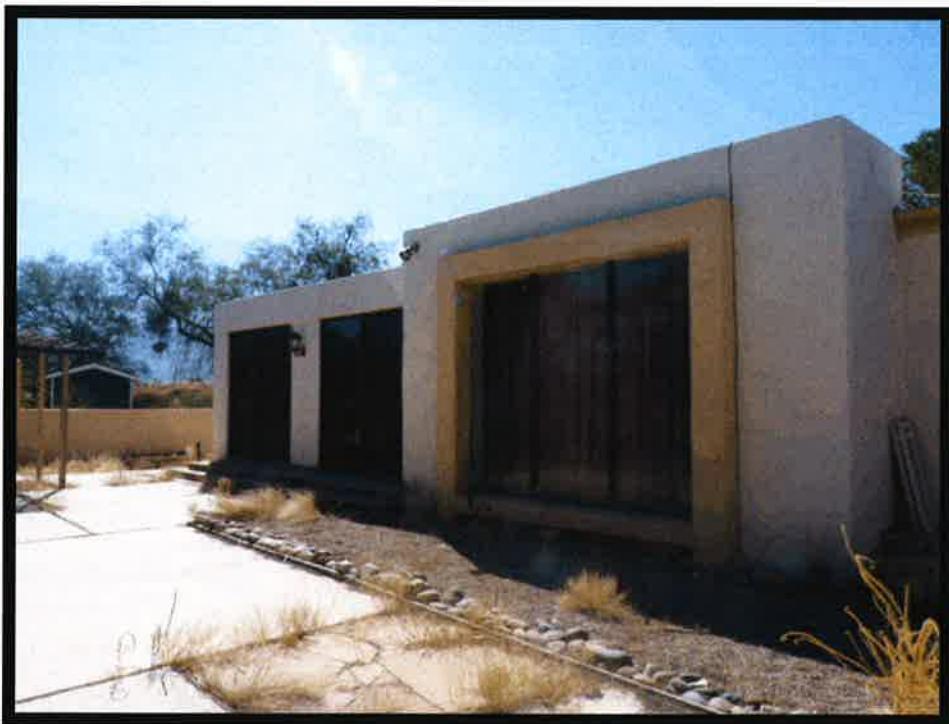


PHOTO 11 - VIEW OF HOUSE



PHOTO 12 - VIEW OF HOUSE

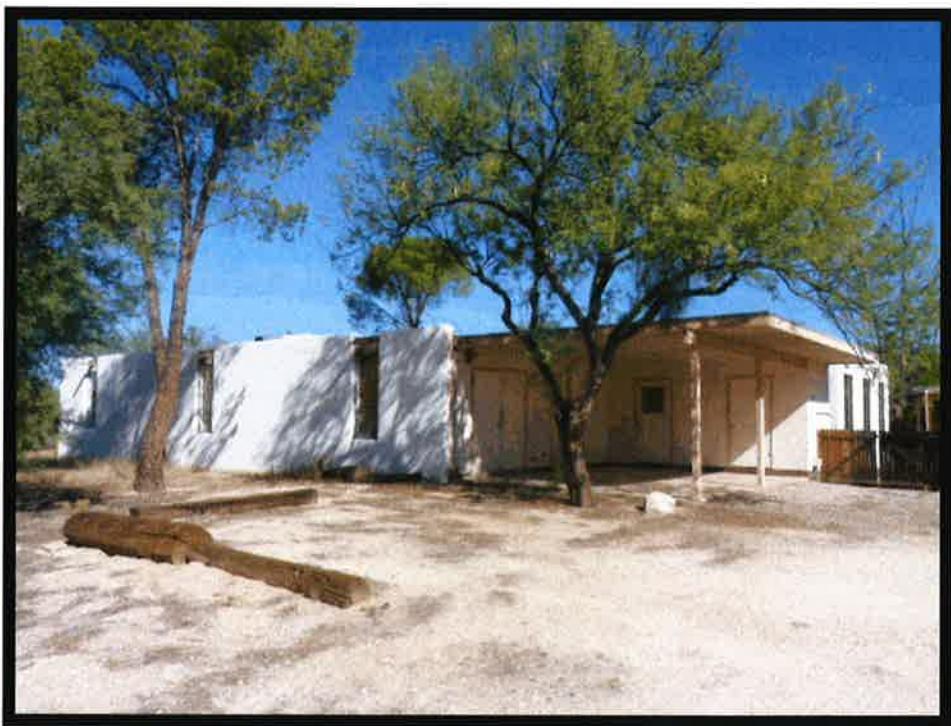


PHOTO 13 - VIEW OF HOUSE



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



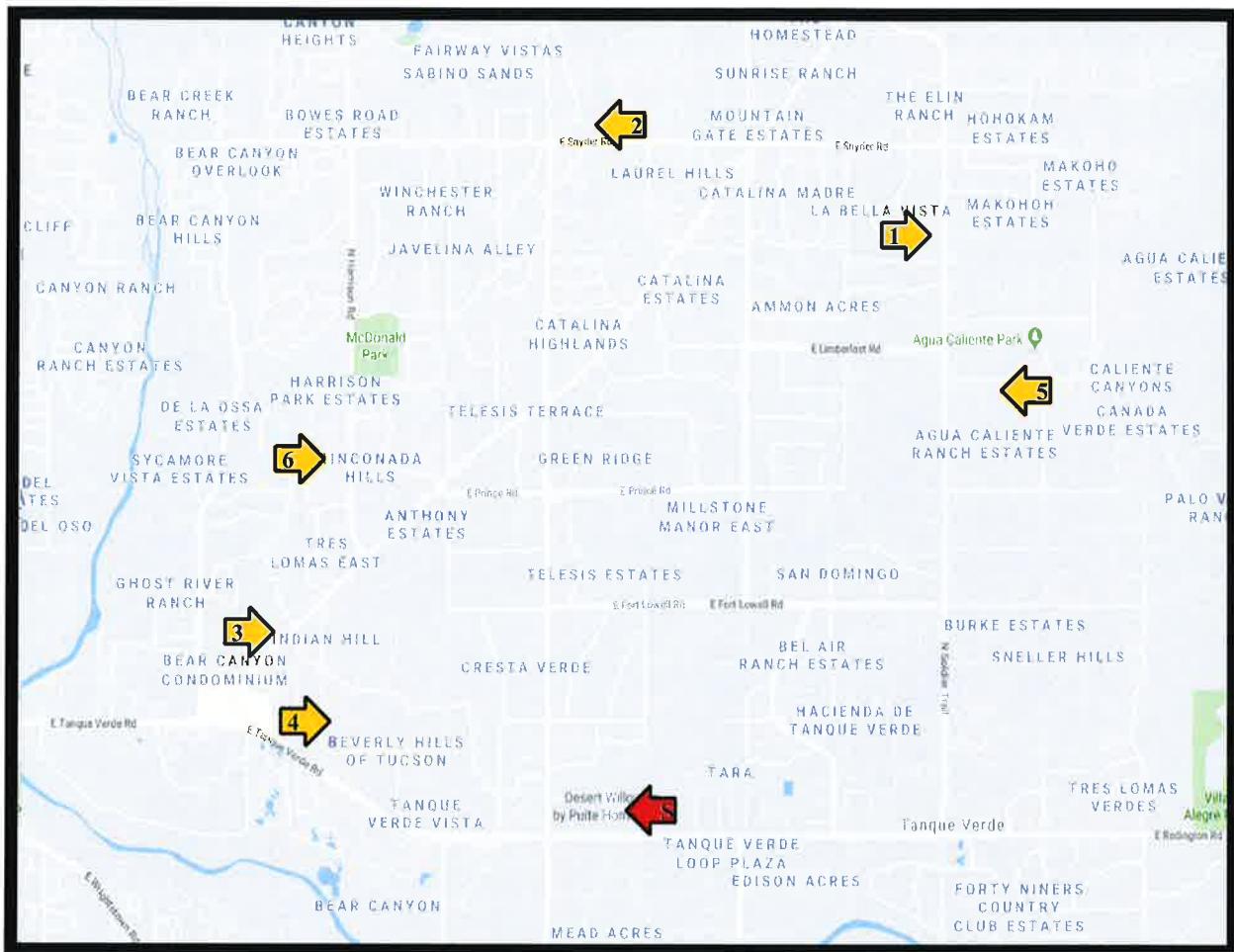
PHOTO 38 - VIEW EAST ON TANQUE VERDE ROAD



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

MLS#:	21514307	Dwelling Type:	Residential/Single Family Residence	Status:	Closed	List Price:	433,500	Sold Price:	399,500																									
			<b>Combined SqFt:</b> 3,122 <b>Main House SqFt:</b> 3,122 <b>Guest House SqFt:</b> <b>Source of SqFt:</b> Appraiser <b>Bedrooms:</b> 3 <b>Total Baths (Full-1/2):</b> 3 (2-1) <b>Lot Acres:</b> 2.89 <b>Year Built:</b> 1985 <b>Stories:</b> Single	<b>Area:</b> Northeast <b>Subdivision:</b> La Bella Vista (1-80) <b>Community:</b> None <b>Tax Code:</b> 205-33-1140 <b>Tax Year/Taxes:</b> 2015 / 3,901.38 <b>Assessments:</b> 0 <b>Method of Title:</b> Fee (Simple) <b>Range Min - Max:</b> -																														
<b>Address:</b> 4425 N Soldier Trail, Tucson, AZ 85749 <b>County:</b> Pima <b>Country:</b> USA <b>Pima County GIS</b> <b>Legal Description:</b> La Bella Vista (1-80) Lot 67 <b>Directions:</b> 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>Road Maintenance</b>																																		
<b>Property Description</b> 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																																		
<b>Agent Only Remarks</b> 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.																																		
<b>Showing &amp; Company Information</b> <b>Showing Instructions</b> Alarm. Call Kathie 520-205-2091 <b>Phone # to Show</b> 520-205-2091 <b>MLSSAZ Lockbox</b> Yes <b>Occupied By</b> Owner <b>Gate Code</b> <table> <tr> <td><b>List Agent</b></td> <td><b>Name</b></td> <td><b>Primary</b></td> <td><b>Mobile</b></td> <td><b>E-mail</b></td> </tr> <tr> <td>List Agent</td> <td>22055-Kathie R Krueger Lic#: SA583393000</td> <td>520-205-2091</td> <td>520-205-2091</td> <td>kathiek.ta@gmail.com</td> </tr> <tr> <td>List Office</td> <td>2866-Tierra Antigua Realty Lic#: LC529176000</td> <td>520-544-2335</td> <td></td> <td>taadmin@tierraantigua.com</td> </tr> <tr> <td>Co-Agent</td> <td>- Lic#:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Co-Office</td> <td>- Lic#:</td> <td></td> <td></td> <td></td> </tr> </table>										<b>List Agent</b>	<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>	List Agent	22055-Kathie R Krueger Lic#: SA583393000	520-205-2091	520-205-2091	kathiek.ta@gmail.com	List Office	2866-Tierra Antigua Realty Lic#: LC529176000	520-544-2335		taadmin@tierraantigua.com	Co-Agent	- Lic#:				Co-Office	- Lic#:			
<b>List Agent</b>	<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>																														
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List Office	2866-Tierra Antigua Realty Lic#: LC529176000	520-544-2335		taadmin@tierraantigua.com																														
Co-Agent	- Lic#:																																	
Co-Office	- Lic#:																																	
<b>Subdivision, HOA &amp; Deed Restrictions</b> <b>CC&amp;Rs:</b> HOA Fees/Month: 0 <b>Green Valley Rec:</b> <b>Age Restrictions:</b> No <b>HOA:</b> HOA Payment Freq: <b>Deed Restrictions:</b> Yes <b>HOA Recreation Fee:</b> <b>Assoc Fees Includes:</b> <b>Association Amenities:</b>																																		

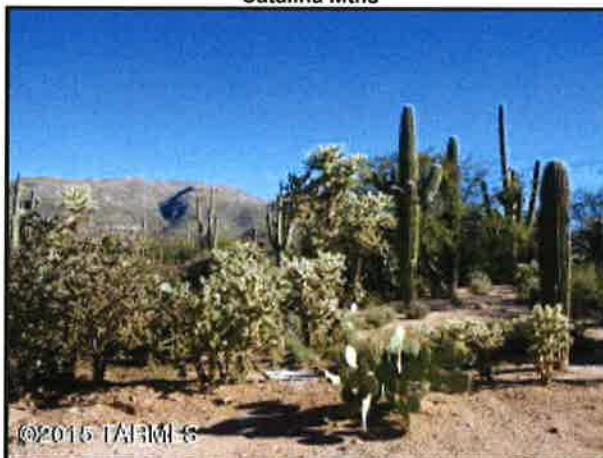
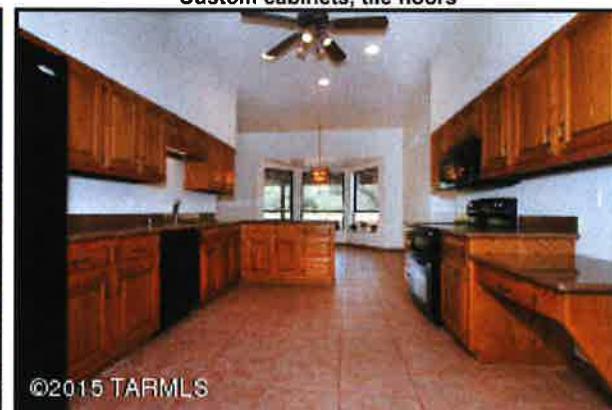
MLS#: 21514307	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 433,500	Sold Price: 399,500
<b>Listing Information</b>				
Terms:	Cash; Conventional	Original Price:	469,500	
Submit With Offer:		Co-Op Fee:	3%	
Property Disclosures:	Unknown	Variable Commission:	No	
Home Protection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

Listing 1 of 6

October 01, 2018

Page 2 of 2

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Robert Parker on Monday, October 01, 2018 11:10 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Photos for MLS # 21514307****4425 N Soldier Trail, Tucson, AZ 85749****\$399,500****Welcome****Great space to entertain****Catalina Mtns****Custom cabinets, tile floors****Generous granite counter space****Breakfast nook**

**Mesquite outside breakfast nook**

©2015 TARMMLS

**Bay windowed Dining Room**

©2015 TARMMLS

**Covered back patio****Great Room to Kitchen view**

©2015 TARMMLS

**Large Den or Office**

©2015 TARMMLS

**Approx 20' x 23' Bonus Room**

©2015 TARMMLS

**Bonus Room bathroom**

©2015 TARMMLS

**Master reading nook w/Mtn view**

©2015 TARMMLS

**Large master**

©2015 TARMMLS

**Dual closets in Master**

©2015 TARMMLS

**Dual Vanities in Master**

©2015 TARMMLS

**Low care everywhere!**

©2015 TARMMLS

**Floor to ceiling pantry, Landry Rm**

©2015 TARMMLS

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

©2015 TARMLS

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

**Oversize 2-car garage**

©2015 TARMLS

**2-car attached garage**

©2015 TARMLS

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

**Another view**

©2015 TARMLS

Oversized garage, length and width.

**36' Horse corral or exercise pen**

©2015 TARMLS

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

MLS#: 21603967	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 335,000	Sold Price: 347,000
 ©2016 TAR MLS	<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 Saguaro (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		
<b>Address:</b> 10450 E Plumeria Road, Tucson, AZ 85749				
<b>County:</b> Pima <b>Country:</b> USA <a href="#">Pima County GIS</a>				
<b>Legal Description:</b> Ranchitos De Los Saguaro Lot 18				
<b>Directions:</b> Tanque Verde/Catalina Highway - NE. Houghton Rd - North. Snyder - East. Avenida De La Colina - North. Plumeria - East to property on south side of road				
# Garage	3	Construction	Burnt Adobe	Municipality/Zoning
# Carport	0	Style	Ranch	School District
# of Covered Parking	3	Const. Status	Existing	Elementary School
T/R/S	13/ 15/ 13	Basement	No	Middle School
Lot Dimensions	380x380	Horse Property	Yes	High School
Lot Acres	3.41	Horse Facilities	No	Fire Protection
Lot Sq Ft	148,539	List \$/SqFt	101.45	FEMA Flood Ins Req
Lot Size Source	Assessor	Lot Size \$/SqFt	2.26	Municipal Flood Req
		Road Type	Paved	Ownership
				Road Maintenance
<b>Property Description</b>				
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!!				
<b>Agent Only Remarks</b>				
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				
<b>Showing &amp; Company Information</b>				
Showing Instructions	Lockbox...please go show!!!			
Phone # to Show				
MLSSAZ Lockbox	Yes			Seller Name
Occupied By	Caretaker			Seller Phone
Gate Code				Occupant Name
Name		Primary	Mobile	E-mail
List Agent	11592-Sherry Conant Lic#:			
List Office	498301-Realty Executives Tucson Elite Lic#: LC640973001	520-456-2961		<a href="mailto:jeffmurmaugh@realtyexecutives.com">jeffmurmaugh@realtyexecutives.com</a>
Co-Agent	- Lic#:			
Co-Office	- Lic#:			
<b>Subdivision, HOA &amp; Deed Restrictions</b>				
CC&Rs:	HOA Fees/Month: 0	Green Valley Rec:		Age Restrictions: No
HOA:	HOA Payment Freq:			Deed Restrictions: Yes
	HOA Recreation Fee:			
<b>Assoc Fees Includes:</b>				
<b>Association Amenities:</b>				

MLS#: 21603967	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 335,000	Sold Price: 347,000
<b>Listing Information</b>				
Terms:	Cash; Conventional; Submit All	Original Price:	445,000	
Submit With Offer:		Co-Op Fee:	2.5%	
Property Disclosures:		Variable Commission:	Yes	
Home Protection Plan:	Plan By: none,	Selling Broker Bonus:		
Special Conditions:		Contingent:		
Offer by Owner:		Exclusive Agency:		
Offer by Investor:		Limited Service:		
Distressed Info:	None	Days on Market:	227	
		Cumulative DOM:	227	
Listing Date:	02/06/2016	Cancel Date:		Temp Off Market Date:
Contingent Date:	09/28/2016	Expiration Date:		Off Market Date: 09/28/2016
Pending Date:	10/26/2016	Fallthrough Date:		Status Change Date: 11/04/2016
Sold Date:	11/04/2016			
<b>Interior Features</b>				
Living Areas:	Family Room; Off Kitchen	Main Heating:	Zoned - Gas	
Extra Room:	Storage	Main Cooling:	AC Zoned	
Guest Facilities:	Quarters	Water Heater:		
Dining Room:	Formal	Green Features:	Adobe; Dual-Flush Toilets	
Breakfast:	Bar	Interior Features:	Interior Steps Y/N: N; Split Bedroom Plan	
Laundry:	Dryer; Room; Washer	Technology:	Cable TV	
Kitchen Features:	Garbage Disposal; Refrigerator; Microwave; Oven	Window Coverings:	Stay	
Floor Covering:	Mexican Tile	Electric:		
Bathroom Features:		Accessibility Options:	Disability Adapted: No	
# Fireplace-Type:	1-			
Location Fireplace:	Family Room			
<b>Exterior Features</b>				
Fence:	Other: Combo	Security:	None	
Roof:	Built-Up - Reflect	View:	Mountain	
Landscape - Front:	Natural Desert	Driveway:		
Landscape - Rear:	Natural Desert	Water:	City	
Patio/Deck:	Covered	Exterior Features:		
Pool:	None	Lot Features:	Dividable Lot; Subdivided Lots	
Spa:	None	Gas:		
Garage/Carport Features:	Electric Door Opener	Sewer:	Connected	
RV Parking:	Space Available	Neighborhood Features:	None	
<b>Comments</b>				
Status Comments				
Selling Comments				
<b>New Construction</b>				
<b>Manufactured SFR Information</b>				
<b>Sold Information</b>				
Sold Price:	347,000	Sold Date:	11/04/2016	Seller Concessions: 0
Sold Price/SqFt.:	105.09	How Sold:	Conventional	Seller Paid Repairs:
Sold Lot Price/SqFt.:	2.34			
Selling Agent:	Name Vanessa Shephard	Primary	Mobile	E-mail
Co Selling Agent:				
Selling Office:	Cobb Realty LLC	520-318-5710		ray.alston@thecobbteam.net

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October 01, 2018

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## Photos for MLS # 21603967

10450 E Plumeria Road, Tucson, AZ 85749

\$347,000

P1010153



©2016 TARMMLS

Large, lovely, bright kitchen

P1010154



©2016 TARMMLS

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

P1010172



©2016 TARMMLS

Family Room off kitchen



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

P1010155



Breakfast area off of the kitchen



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Living Room with French doors to Formal Dining area.

P1010158



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Dining Room

P1010164



©2016 TARMMLS

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



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Three car permitted detached garage

P1010142



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View of drive on North side

P1010143



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View to the east

P1010149



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Front of property. Second entrance to guest quarters

P1010150



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Front of property

P1010151



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Front circular driveway

P1010134



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Covered patio with French door off Family Rm and Master

P1010135



©2016 TARMLS

Backyard area where pool once was

P1010136



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Corner windows in kitchen and French doors to Family Rm.

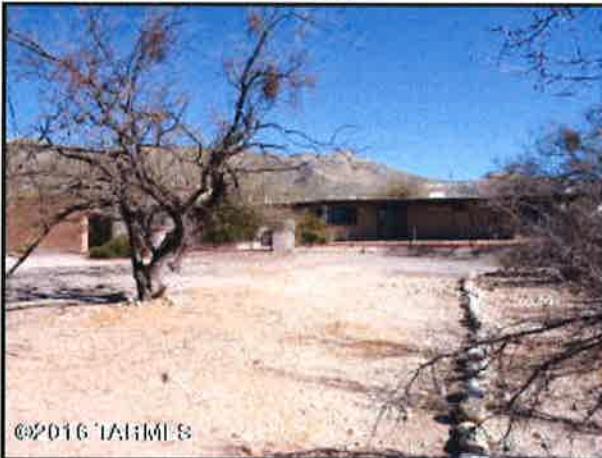
P1010137



©2016 TARMLS

Two storage sheds on property

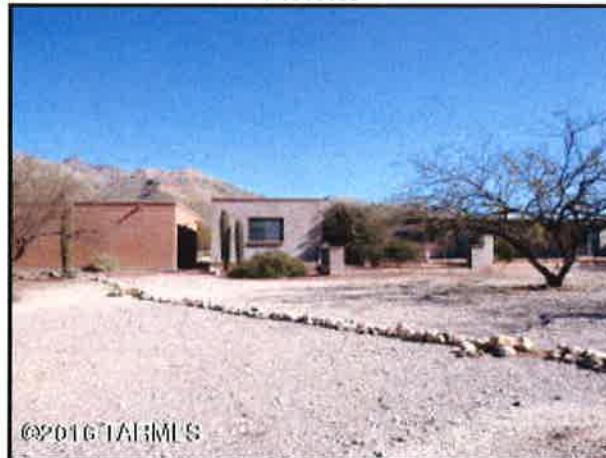
P1010138



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View from the south of back of property

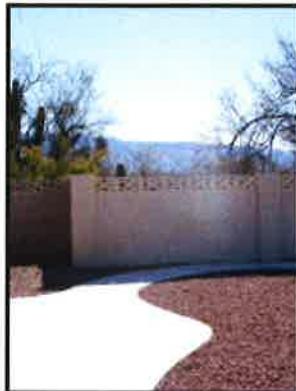
P1010139



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View of property from the south

P1010144



Block wall surrounds former pool area

P1010146



Covered patio with French doors off Master

P1010148



©2016 TAR/MLS

Ranchitos De Las Saguaro entrance.

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

MLS#: 21616622	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 400,000	Sold Price: 400,000
	<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		

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 &amp; 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.

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

## Property Description

Seller will accept or counter offers \$400 - 420K. Over 3,000 st ft and 3+ acres, close to TANQUE VERDE AND CATALINA HWY, Note the 2,000 sq ft ENCLOSURE 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 &amp; Company Information

Showing Instructions	MUST MAKE APPOINTMENT! LA 490-4141 HOUSE HAS ALARM		
Phone # to Show	520-490-4141	Seller Name	
MLSSAZ Lockbox	No	Seller Phone	
Occupied By	Owner	Occupant Name	
Gate Code			
List Agent	Name 14020-Bruce Perish Lic#:	Primary	Mobile E-mail
List Office	498301-Realty Executives Tucson Elite Lic#: LC640973001	520-456-2961	<a href="mailto:jeffmurmaugh@realtyexecutives.com">jeffmurmaugh@realtyexecutives.com</a>
Co-Agent	- Lic#:		
Co-Office	- Lic#:		

## Subdivision, HOA &amp; Deed Restrictions

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

Assoc Fees Includes:

Association Amenities:

Listing 3 of 6

October 01, 2018

Page 1 of 2

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

Listing 3 of 6

October 01, 2018

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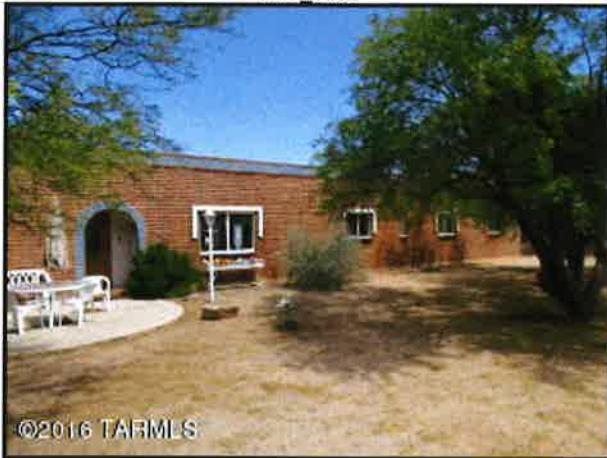
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## Photos for MLS # 21616622

9211 E CATALINA Highway, Tucson, AZ 85749

\$400,000

IMG\_0450



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BURNt ADOBE HOME AT IT'S BEST!

IMG\_0461



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SUPER CATALINA MOUNTAIN VIEWS

IMG\_0440



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RELAX ON YOUR 3+ ACRE ESTATE

IMG\_0454



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

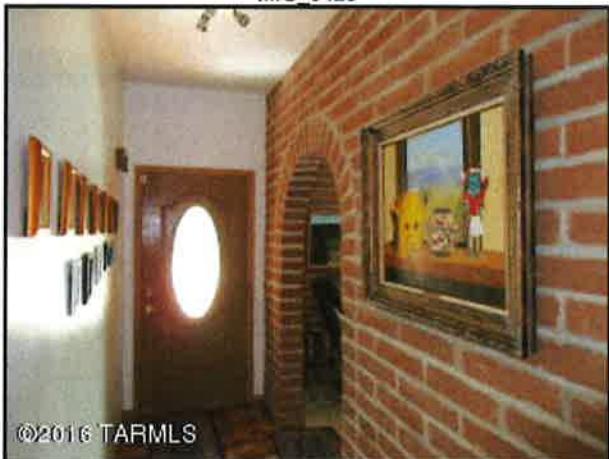
IMG\_0412



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SPACIOUS ROOMS, A GREAT PLACE TO CALL HOME!

IMG\_0420



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CLASSY ENTRY FOR YOUR GUESTS