

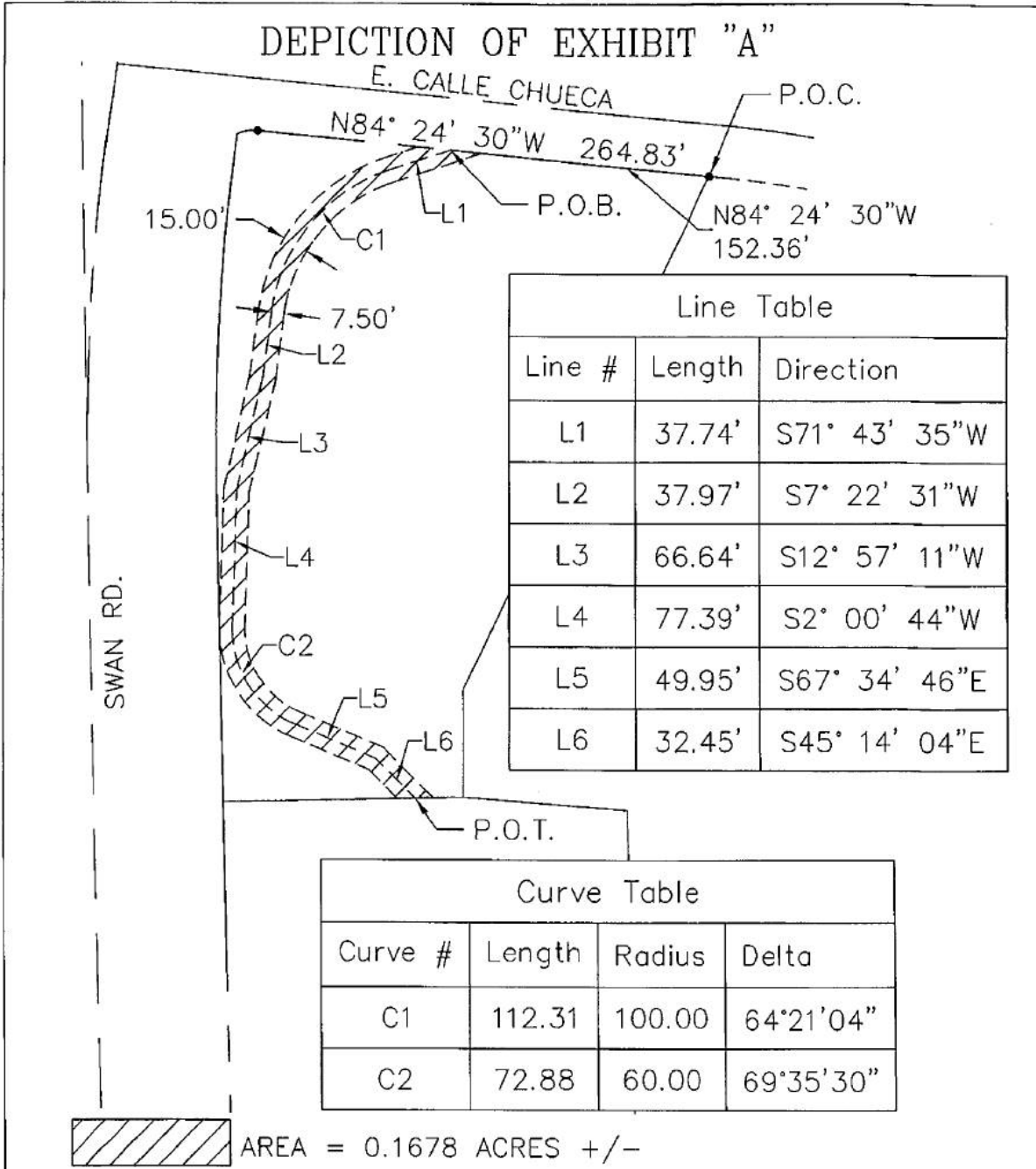
ADDITIONAL DESCRIPTION OF THE EASEMENT

Client: PIMA COUNTY REAL PROPERTY SERVICES
 Property Address: 4700 E CALLE CHUECA
 City: TUCSON

File No.: 20180409A1
 Case No.:

State: AZ

Zip: 85718-7221



PIMA COUNTY SURVEY

A PORTION OF LOT 145 OF FLECHA CAIDA RANCH ESTATES
 BOOK 12, PAGE 81 OF MAPS AND PLATS,
 LOCATED IN SECTION 26, TOWNSHIP 13 SOUTH, RANGE 14 EAST,
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 80'

Date: 23 February 2018

Drawn By: AJI

Sheet 4 of 4

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

Property Address: 4700 E CALLE CHUECA

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22 February 2018

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 145 of Flecha Caida Ranch Estates #3, Book 12 of Maps and Plats at Page 81, recorded in the office of the Pima County Recorder and being within the Southwest Quarter of the Northwest Quarter of Section 26, Township 13 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 145, a ½" rebar tagged "LS13557" to which the northwest corner, a ½" rebar tagged "LS13557", bears North 84°24'30" West a distance of 264.83 feet;

THENCE along the east line of said Lot 145 South 25°53'43" West a distance of 328.95 feet to a set ½" rebar tagged "RLS27755";

THENCE continuing along the east line of Lot 145 South 00°03'03" East a distance of 62.00 feet to a set ½" rebar tagged "RLS27755";

THENCE South 88°46'05" West a distance of 139.65 feet to a set concrete nail tagged "RLS27755" on the west line of said Lot 145 also being on the east right of way line of Swan Road;

THENCE along said east right of way line and west line of Lot 145 North 01°13'55" West a distance of 179.43 feet to a set ½" rebar tagged "RLS27755" and the beginning of a tangent curve concave to the east having a radius of 1357.40 feet and a central angle of 08°41'30";

THENCE continuing along the west line of Lot 145 and east right of way line and arc of said curve to the right a distance of 205.92 feet to a set ½" rebar tagged "RLS27755" being a point on a curve concave to the southeast having a radius of 25.00 feet and to which a radial line bears North 23°20'47" West;

THENCE continuing along the west line of Lot 145 along the arc of said curve to the right and through a central angle of 28°56'17" a distance of 12.63 feet to a found ½' rebar tagged "LS13557" on the north line of said Lot 145

THENCE along said north line South 84°24'30" East a distance of 264.83 feet to the **POINT OF BEGINNING**.

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SUBJECT to a 15.00-foot wide easement for ingress and egress across said Lot 145, being 7.50 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 145;

THENCE along the north line of said Lot 145 North $84^{\circ}24'30''$ West a distance of 152.36 feet to the **POINT OF BEGINNING** of said centerline;

THENCE South $71^{\circ}43'35''$ West a distance of 37.74 feet to the beginning of a tangent curve concave to the southeast having a radius of 100 feet and a central angle of $64^{\circ}21'04''$;

THENCE along the arc of said curve to the left a distance of 112.31 feet to a point of tangency;

THENCE South $07^{\circ}22'31''$ West a distance of 37.97 feet;

THENCE South $12^{\circ}57'11''$ West a distance of 66.64 feet;

THENCE South $02^{\circ}00'44''$ West a distance of 77.39 feet to the beginning of a tangent curve concave to the northeast having a radius of 60.00 feet and a central angle of $69^{\circ}35'30''$;

THENCE along the arc of said curve to the left a distance of 72.88 feet to a point of tangency;

THENCE South $67^{\circ}34'46''$ East a distance of 49.95 feet;

THENCE South $45^{\circ}14'04''$ East a distance of 32.45 feet to a point on the south line of the above described parcel and the **POINT OF TERMINUS** of said centerline.

The sidelines of said 15.00-foot wide easement to be lengthened or shortened to intersect with the north line of said Lot 145 and the south line of the above-described parcel.



Expires 31 March 2018

NEWLY CREATED SUBJECT PROPERTY PARCEL, PLAT

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

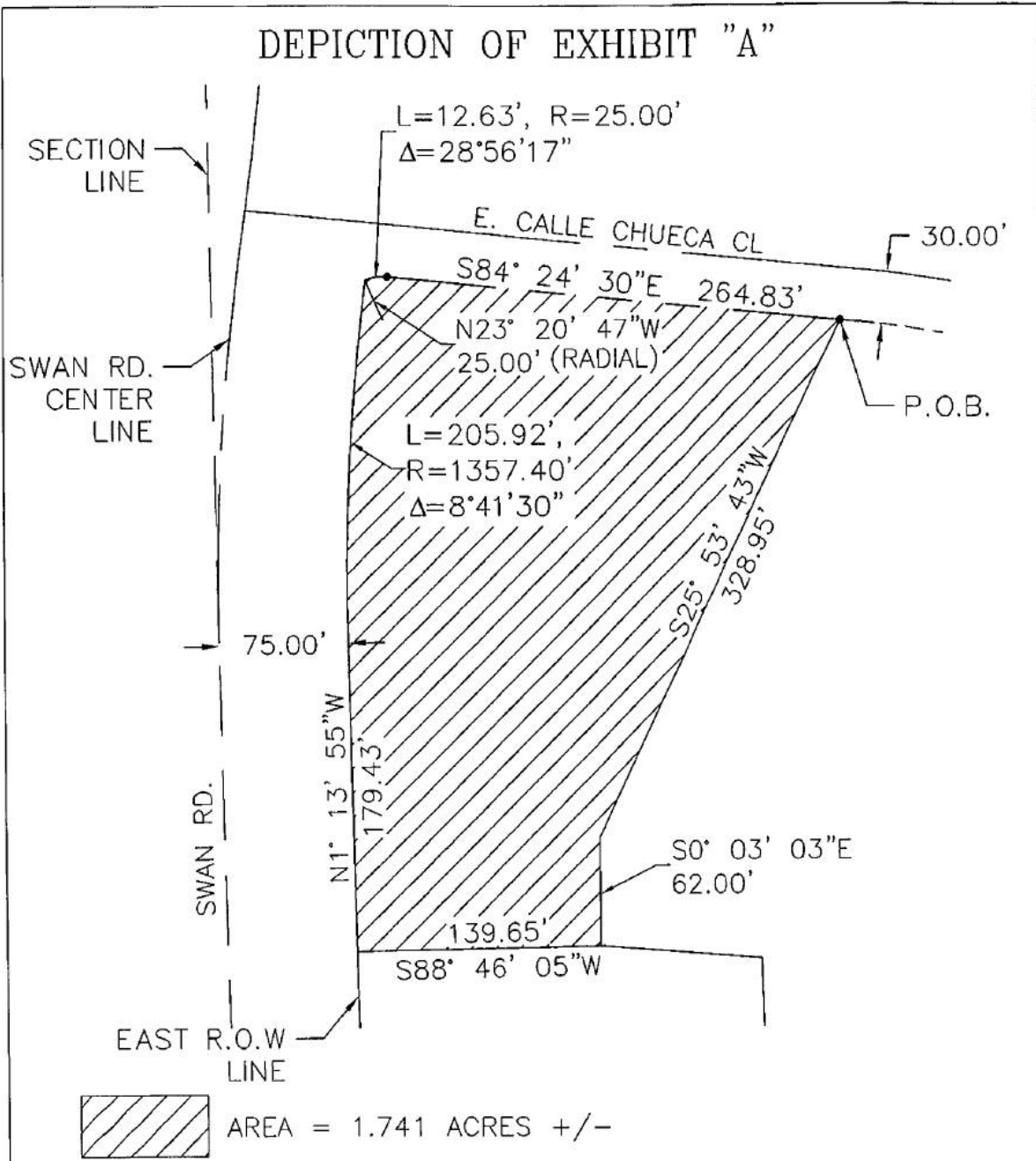
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	<p>PIMA COUNTY SURVEY</p> <p>A PORTION OF LOT 145 OF FLECHA CAIDA RANCH ESTATES BOOK 12, PAGE 81 OF MAPS AND PLATS, LOCATED IN SECTION 26, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA</p>
Scale: 1" = 80'	Date: 23 February 2018
Drawn By: AJI	Sheet 3 of 4

SUBJECT PROPERTY PHOTO ADDENDUM

Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: April 17, 2018
Appraised Value: \$ 269,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

ADDITIONAL SUBJECT PROPERTY PHOTOS

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ADDITIONAL REAR AND SIDE VIEW



EXAMPLE OF THE EASEMENT ALONG THE NORTHWEST PORTION OF THE SUBJECT PARCEL



EXAMPLE OF VIEWS INCLUDE ELECTRIC LINE, ARTERIAL ROADWAY KNOWN AS SWAN ROAD, AND VISTA



ELECTRICAL SERVICE ENTRY POINT, REFLECTING AN UPDATED HVAC SYSTEM.



MECHANICAL, ALSO REFLECTING UPDATED HVAC AND WATER HEATER, TO INCLUDE SOME PLUMBING LINES



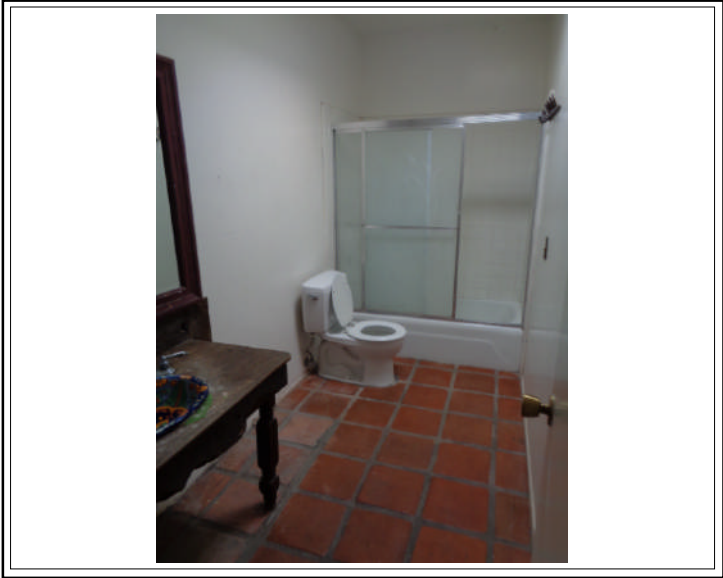
EXAMPLE OF THE KITCHEN

ADDITIONAL SUBJECT PROPERTY PHOTOS

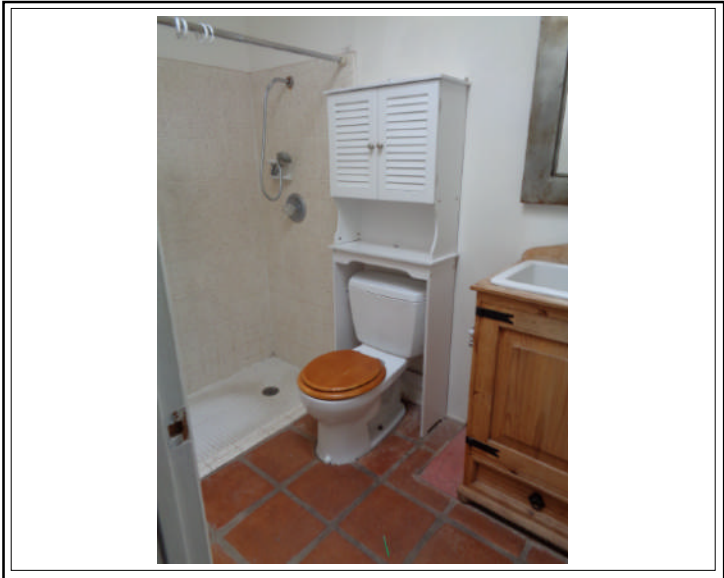
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EXAMPLE OF THE MAIN LIVING AREA



EXAMPLE OF THE GUEST BATHROOM



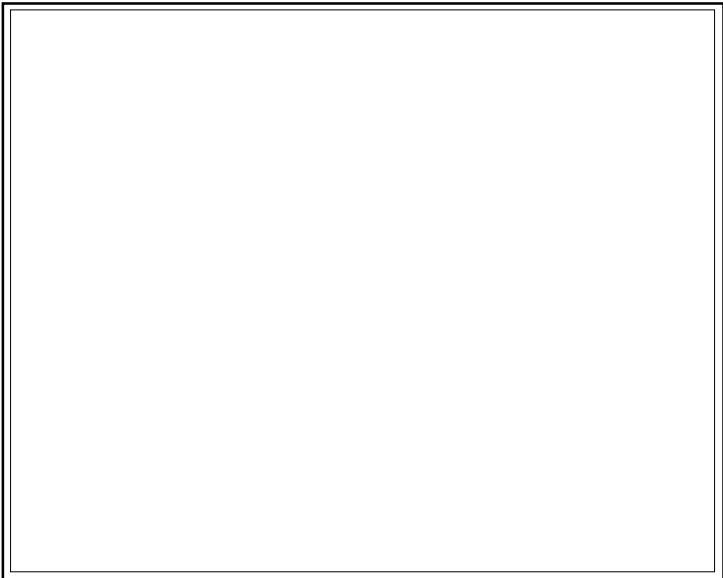
EXAMPLE OF THE MASTER BATHROOM



EXAMPLE OF THE DISTANCE TO THE ACCESSORY BUILDING FROM THE MAIN RESIDENCE



VIEW OF ACCESSORY BUILDING. PHOTO OBTAINED THROUGH COUNTY. 40' X 50' PRIOR STABLE



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221



COMPARABLE SALE #1

5650 E CALLE DEL CIERVO
TUCSON, AZ 109-27-0580
Sale Date: 06/2017
Sale Price: \$ 255,000



COMPARABLE SALE #2

4535 N CAMINITO CALLADO
TUCSON, AZ 108-23-0300
Sale Date: 09/2017
Sale Price: \$ 267,000



COMPARABLE SALE #3

7221 E CLAYRIDGE DR
TUCSON, AZ 114-17-0860
Sale Date: 05/2017
Sale Price: \$ 284,000

COMPARABLE PROPERTY PHOTO ADDENDUM

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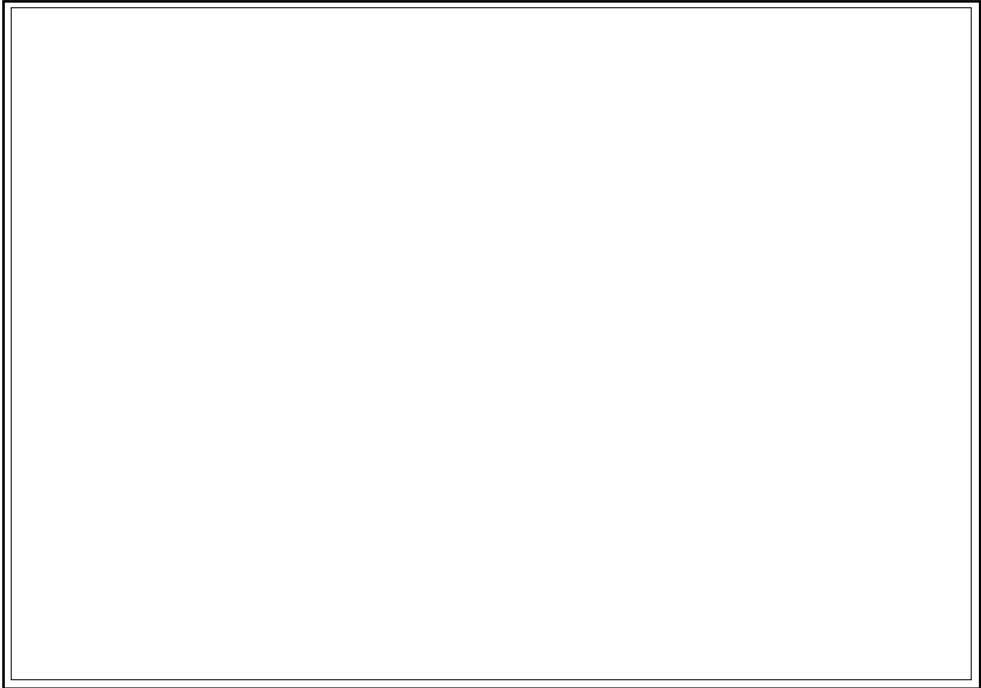
COMPARABLE SALE #4

4621 N PASEO SONOYTA
TUCSON, AZ 109-21-0100
Sale Date: 02/2018
Sale Price: \$ 292,500



COMPARABLE SALE #5

3651 N FOUR WINDS DR
TUCSON, AZ 109-22-1290
Sale Date: 07/2017
Sale Price: \$ 308,000



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

USPAP ADDENDUM

File No. 20180409A1

Borrower: N/A
 Property Address: 4700 E CALLE CHUECA
 City: TUCSON County: PIMA State: AZ Zip Code: 85718-7221
 Lender: PIMA COUNTY REAL PROPERTY SERVICES

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER THREE MONTHS

EXPOSURE TIME IS EQUAL TO MARKETING TIME AS NOTED ON PAGE ONE OF THIS REPORT. REASONABLE EXPOSURE TIME MERELY MEANS THAT THE SELLER IN THE HYPOTHETICAL SALE WAS ASSUMED TO HAVE TAKEN NO ACTION TO HAVE ACHIEVED A QUICKER SALE THAN THAT WHICH WOULD HAVE BEEN ACHIEVED UNDER MARKET CONDITIONS EXISTING AS OF THE DATE OF THIS APPRAISAL. BASED UPON THE HISTORIC PERFORMANCE OF THE MARKETING TIMES OVER THE PAST TWELVE, SIX, AND THREE MONTH PERIODS, THE REASONABLE EXPOSURE TIME IS EQUAL TO THE CURRENT MARKET CONDITIONS.


Additional Certifications

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

THIS APPRAISAL REPORT IS NOT A HOME INSPECTION. ONLY A VISUAL INSPECTION OF ACCESSIBLE AREAS WAS COMPLETED AND THE APPRAISAL CANNOT BE RELIED UPON TO DISCLOSE CONDITIONS AND/OR DEFECTS IN THE PROPERTY. THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR LISTING PURPOSES, SUBJECT TO THE SCOPE OF WORK, PURPOSE OF THE APPRAISAL, AND DEFINITION OF MARKET VALUE.

<p>APPRAISER:</p> <p>Signature: <u></u> Name: <u>ROBERT M. WENZEL</u> Date Signed: <u>05/30/2018</u> State Certification #: <u>21933</u> or State License #: _____ or Other (describe): _____ State #: _____ State: <u>AZ</u> Expiration Date of Certification or License: <u>08/31/2018</u> Effective Date of Appraisal: <u>April 17, 2018</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior</p>
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STATE OF ARIZONA

**Department of Financial Institutions
Real Estate Appraisal Division**

BE IT KNOWN THAT

ROBERT M. WENZEL, JR.

HAS MET ALL THE REQUIREMENTS AS A

Certified Residential Real Estate Appraiser

This certificate shall remain evidence thereof unless or until the same is suspended, revoked or expires in accordance with provisions of law.

CERTIFICATE NUMBER

21933

EXPIRATION DATE

August 31, 2018

In witness whereof the Real Estate Appraisal Division of the Department of Financial Institutions caused to be signed by the Division Manager on behalf of the Superintendent on the 7th day of September, 2016.



Debra Rudd

QUALIFICATIONS

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

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ROBERT M. WENZEL

SUMMARY OF QUALIFICATIONS

Current/Past Affiliations:

Associate member of the Appraisal Institute

FHA Approved

VA Approved

Coalition of Arizona Appraisers

Appraisers' Coalition of Washington

Real Estate Appraisers of Southern Arizona

Worldwide ERC

National Reverse Mortgage Appraisers Association

2008-2010: Executive director for the Southern Arizona Chapter of the Appraisal Institute

2010- 2014: Treasure for the Southern Arizona Chapter of the Appraisal Institute

National Association of Realtors

Arizona Association of Realtors

Tucson Association of Realtors

Registered Realtor

My appraisal experience includes:

Single family homes, 2-4 family projects, proposed construction, vacant land, investment properties, luxury properties, water front properties, horse properties, and portfolio maintenance.

Clients over the previous twelve month period include:

Real Estate Agents, Private home owners, Appraisal management companies, Merrill Lynch/Bank of America, Department of Justice, Credit Unions, Fannie Mae, Arizona board of Regents, Pima County, Bank of Tucson, Private lenders, CWS-U.S. Department of the Treasury, Department of Veterans Affairs, and Attorneys.

PAST TEN YEARS EMPLOYMENT HISTORY

Independent Fee Appraiser		11/2006-Present
Green Leaf Appraisals	Tucson, AZ	
Washington Appraisals	Lacey, WA	
Tucson Appraisals	Tucson, AZ	
Owner/Principle		
TR/Appraisals		01/2004-01/2007
Staff Appraiser	Tucson, AZ	

Robert M. Wenzel
Certified Real Estate Appraiser
Certificate Number 21933
Designated Supervisory Appraiser
Registration Number DS0031

Tucson Appraisals 520-495-0778
www.tucson-appraisals.com robert@tucson-appraisals.com