

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON

State: AZ

Zip: 85718-7221



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**.

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON

State: AZ

Zip: 85718-7221

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.

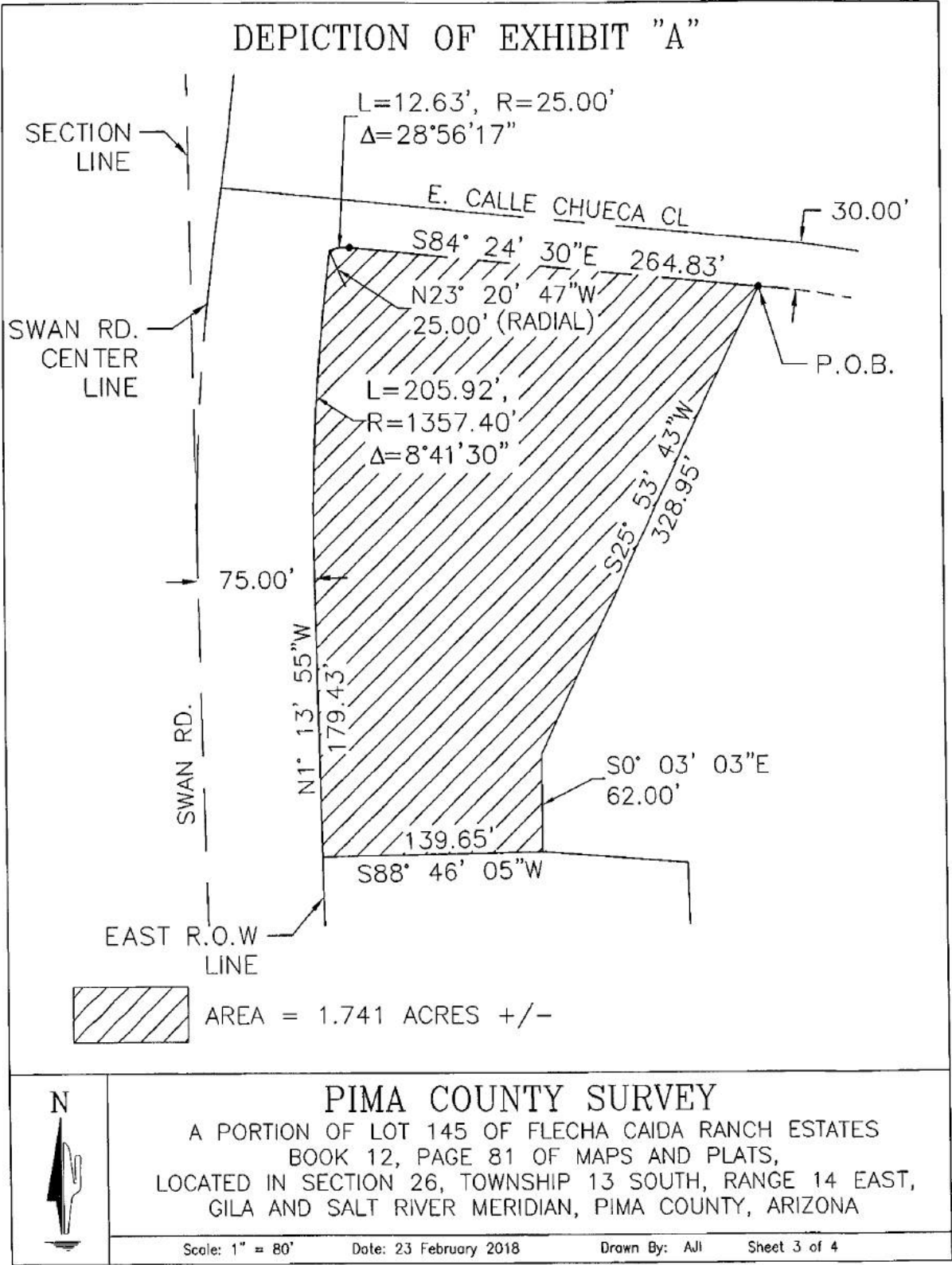
The sidelines of said 15.00-foot wide easement to be lengthened or shortened to intersect with the north line of said Lot 145 and the south line of the above-described parcel.



Expires 31 March 2018

NEWLY CREATED SUBJECT PROPERTY PARCEL, PLAT

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



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

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



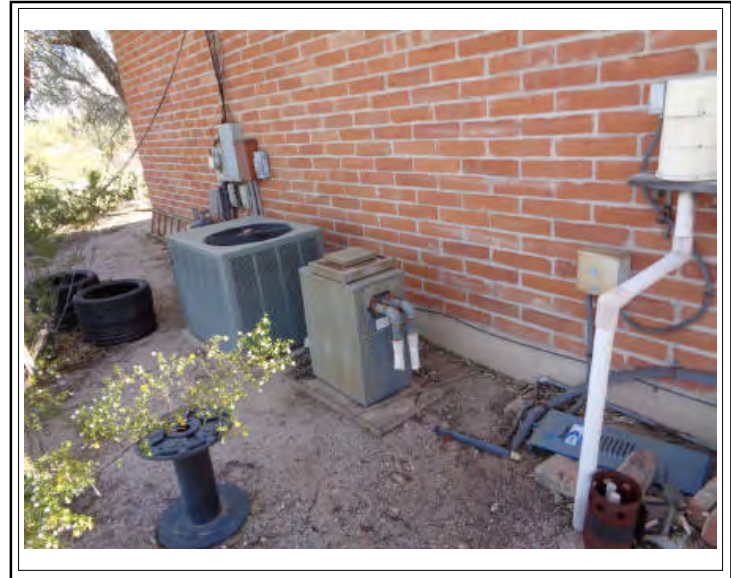
ADDITIONAL REAR AND SIDE VIEW



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



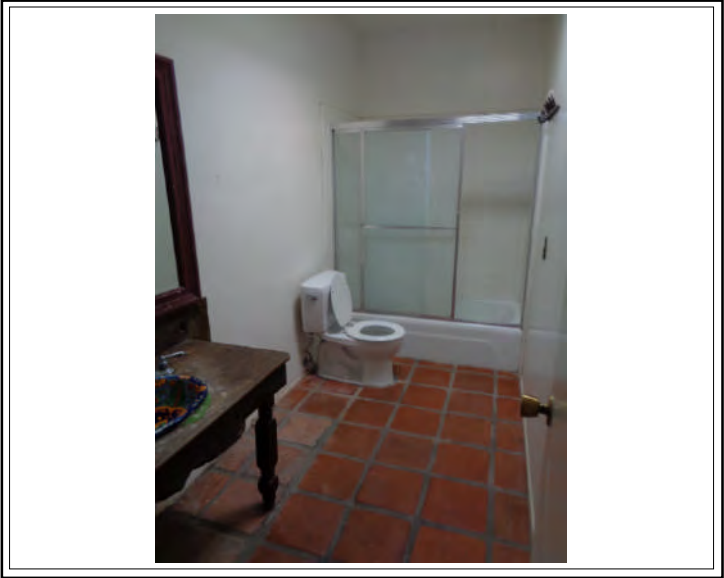
EXAMPLE OF THE KITCHEN

ADDITIONAL SUBJECT PROPERTY PHOTOS

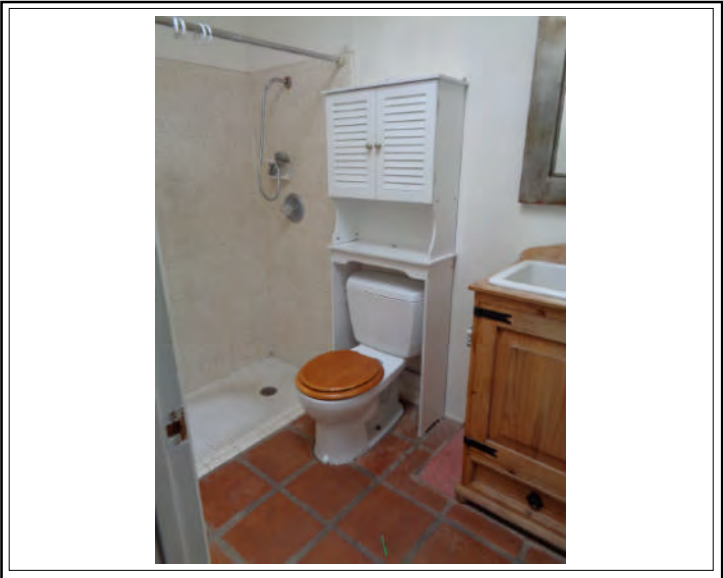
Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221



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



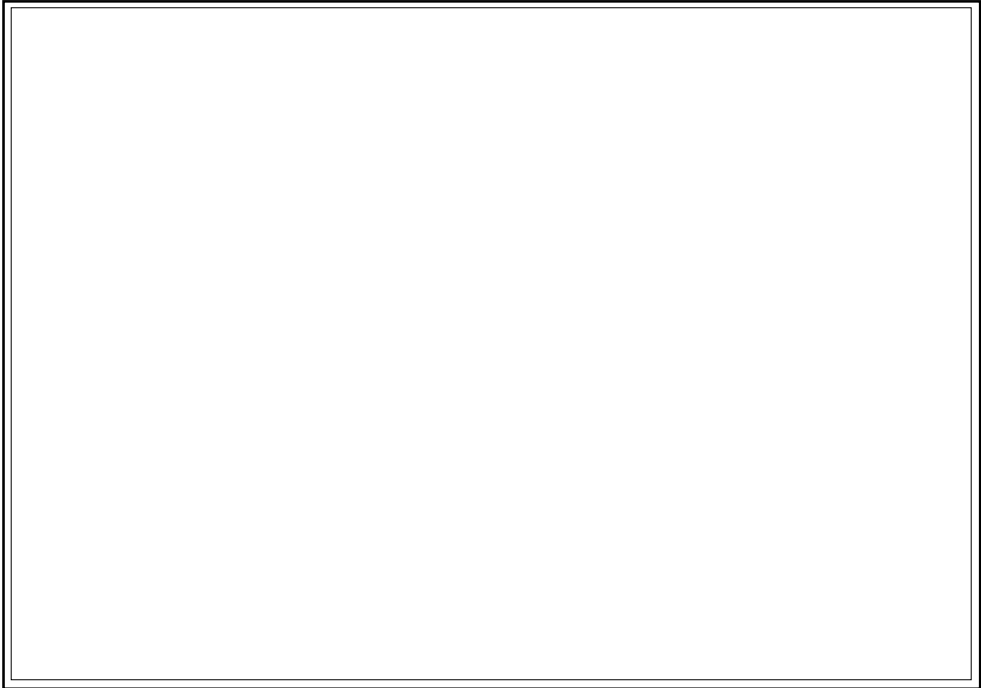
**COMPARABLE SALE #4**

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.

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature:   
Name: ROBERT M. WENZEL  
Date Signed: 05/30/2018  
State Certification #: 21933  
or State License #:   
or Other (describe): State #:   
State: AZ  
Expiration Date of Certification or License: 08/31/2018  
Effective Date of Appraisal: April 17, 2018

Signature:   
Name:   
Date Signed:   
State Certification #:   
or State License #:   
State:   
Expiration Date of Certification or License:   
Supervisory Appraiser inspection of Subject Property:  
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

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

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*

Debra Rudd

QUALIFICATIONS

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

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](http://www.tucson-appraisals.com) robert@tucson-appraisals.com