

8141 E Indian Bend Rd, Suite 103
Scottsdale AZ 85250
Tel: (480) 443-8570
Fax: (480) 443-3736
www.westland-properties.com



EXCLUSIVE LISTING
VILLA DEL LAGO
VACANT RESIDENTIAL LAND PARCEL
DOBSON ROAD & OCOTILLO ROAD
CHANDLER, ARIZONA

LOCATION: Southeast corner of Dobson Road and Ocotillo Road within the Ocotillo Golf Course Master Plan Community, Chandler, Arizona

NUMBER OF ACRES: 14.7 Gross / 12.582 Net

APPROVED ZONING: PAD Residential / City of Chandler

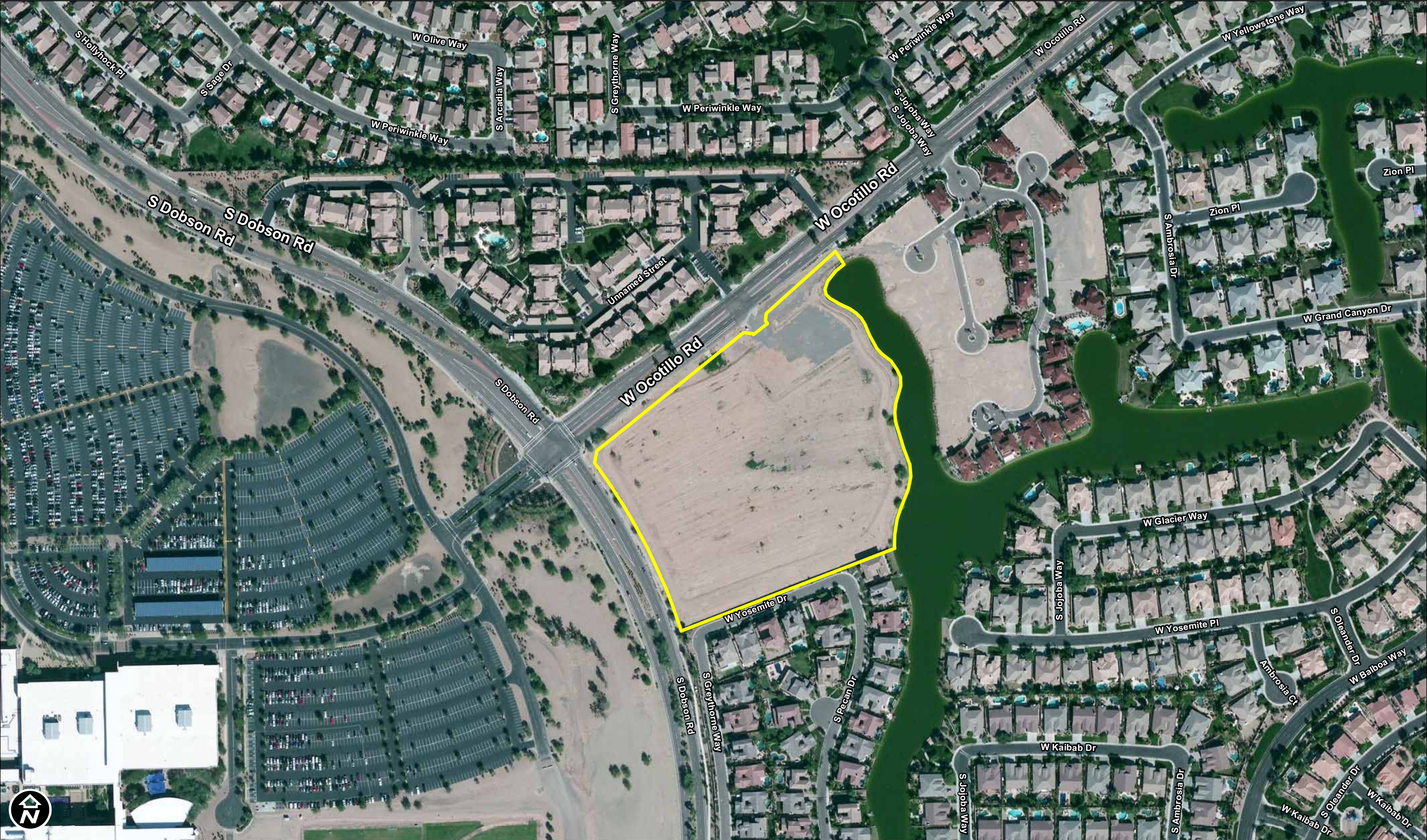
SUGGESTED PRICE: Call Broker for details

SUGGESTED TERMS: Cash at close of escrow. Seller will allow qualified Buyer a reasonable timeframe obtain preliminary site plan and/or proposed development plan approvals from City of Chandler and the Ocotillo Master Plan HOA.

UTILITIES:
Water: City of Chandler
Sewer: City of Chandler
Electric: Arizona Public Service

CONTACT: Grant D. Helgeson, Don McCaul
Westland Properties Group

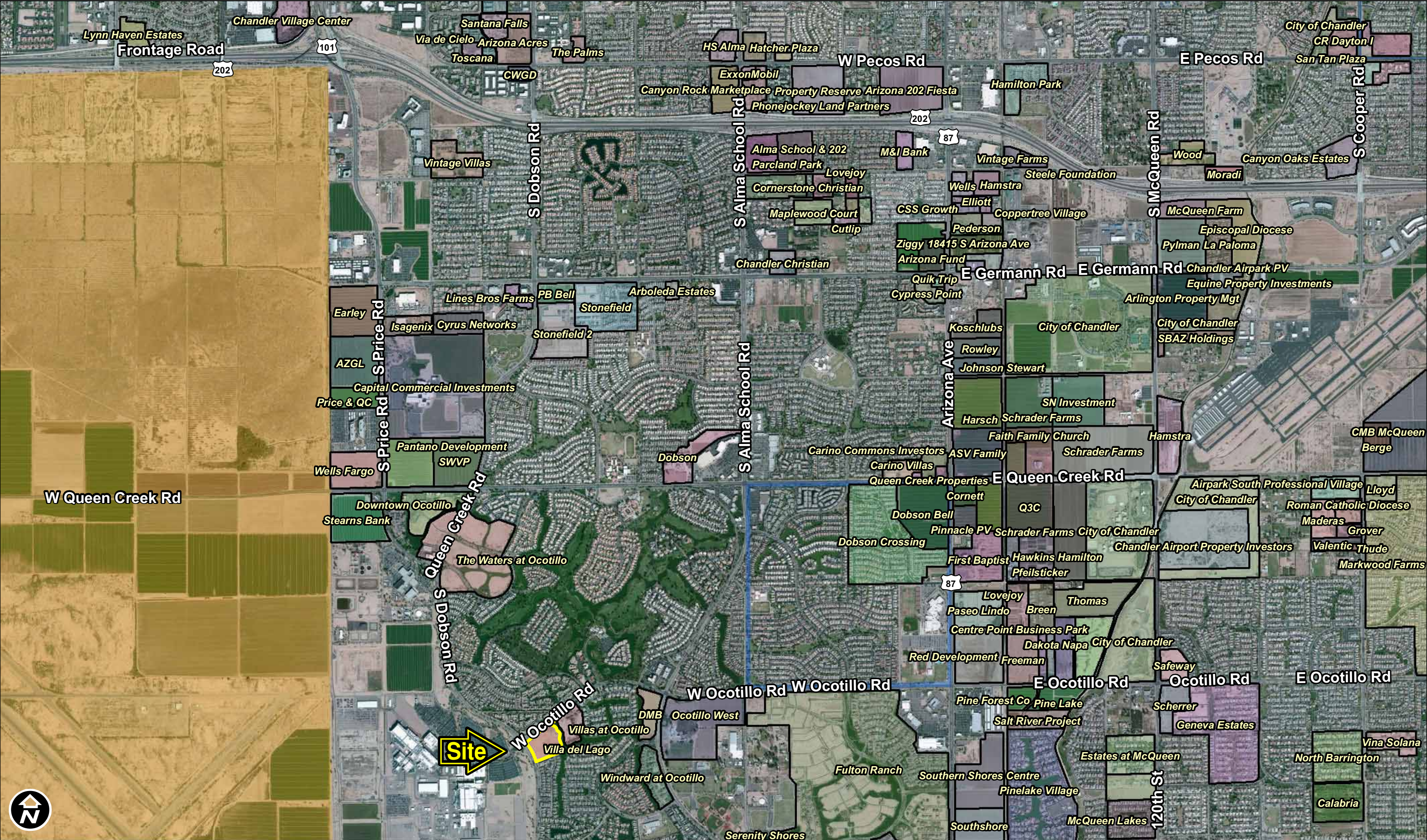
COMMENTS: Outstanding waterfront location in South Chandler within the Ocotillo Golf Course Master Plan two blocks from the entrance to the public Ocotillo Country Club golf course and clubhouse. Close to shopping, schools and employment.



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CHANDLER, ARIZONA

Grant D Helgeson, Designated Broker - Direct: (480) 675-5149
Don McCaul, Broker - Direct: (480) 675-5144
Ryan Arp, Broker - Direct: (480) 675-5145

WPG WESTLAND PROPERTIES
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SCHEDULE "B" ITEMS:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- Any rights, interests or claims, which are not shown by the public records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown in the public records.
- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2010.
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording No.: 1986-167478 and 2005-1553392 (SHOWN HEREON)

Recording No.: 1987-561907
Reference is hereby made to said document for full particulars.

- Matters contained in that certain document
- Easements, covenants, conditions and restrictions as set forth on the maps recorded in Book 395 of Maps, page 11 and Book 485 of Maps, page 39 and in Book 501 of Maps, page 7 and Book 559 of Maps, page 40. (SHOWN HEREON)

Purpose: underground power
Recording Date: June 8, 1999
Recording No.: 1999-0549972 (SHOWN HEREON)

- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: public utilities
Recording Date: April 10, 2001
Recording No.: 2001-0287333 (SHOWN HEREON)

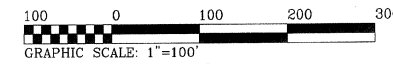
- A deed of trust to secure an indebtedness in the amount shown below:
Amount: 2,800,000.00
Dated: October 13, 2005
Trustor/Grantor: AVC Sweetwater Village, L.L.C.
Trustee: Transnation Title Insurance Company, an Arizona Corporation
Beneficiary: StoneGate Funding, LLC
Recording Date: October 18, 2005
Recording No.: 2005-1553395

- A pending court action as disclosed by a recorded notice:

Plaintiff: StoneGate Funding, LLC
Defendant: AVC Villa Del Lago at Ocotillo Devco, LLC et al
County: Maricopa
Court: Superior Court
Case No.: CV2008-004296
Nature of Action: breach of contract, fraud and the position of loan
Attorney: Richard C. Gramlich
Recording Date: February 26, 2008
Recording No.: 2008-0166563

NOTES

- ALL TITLE INFORMATION USED ON THIS SURVEY IS BASED ON A CONDITION OF TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT1016220, DATED: APRIL 20, 2010 AT 7:30 A.M.
- ①-INDICATES CORNER OF THIS SURVEY. SET 1/2" CAPPED REBAR R.L.S. NO. 26409 UNLESS NOTED OTHERWISE.
- NORTH IS BASED ON THE RECORDED PLAT OF "OCOTILLO PHASE TWO" PER BOOK 559, PAGE 40, M.C.R.
- THIS SITE IS LOCATED IN ZONE "X" (DOTTED) PER "F.E.M.A." FLOOD INSURANCE RATE MAP NO. 04013C3030H, DATED: SEPTEMBER 30, 2005, AND ZONE "D" PER "F.E.M.A." FLOOD INSURANCE RATE MAP NO. 04013C3025D (PANEL NOT PRINTED). ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED LEEVES FROM 1% ANNUAL CHANCE FLOOD. ZONE "D" IS DEFINED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED.
- ALL UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS SURVEY HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY COMPANY RECORDS WITHOUT VERIFICATIONS BY THE SURVEYOR. THE EXACT LOCATIONS MAY VARY IN THE FIELD. (PER RECORDS OF 7/25/05)



A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP-2 SOUTH, RANGE-5-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DESCRIPTION

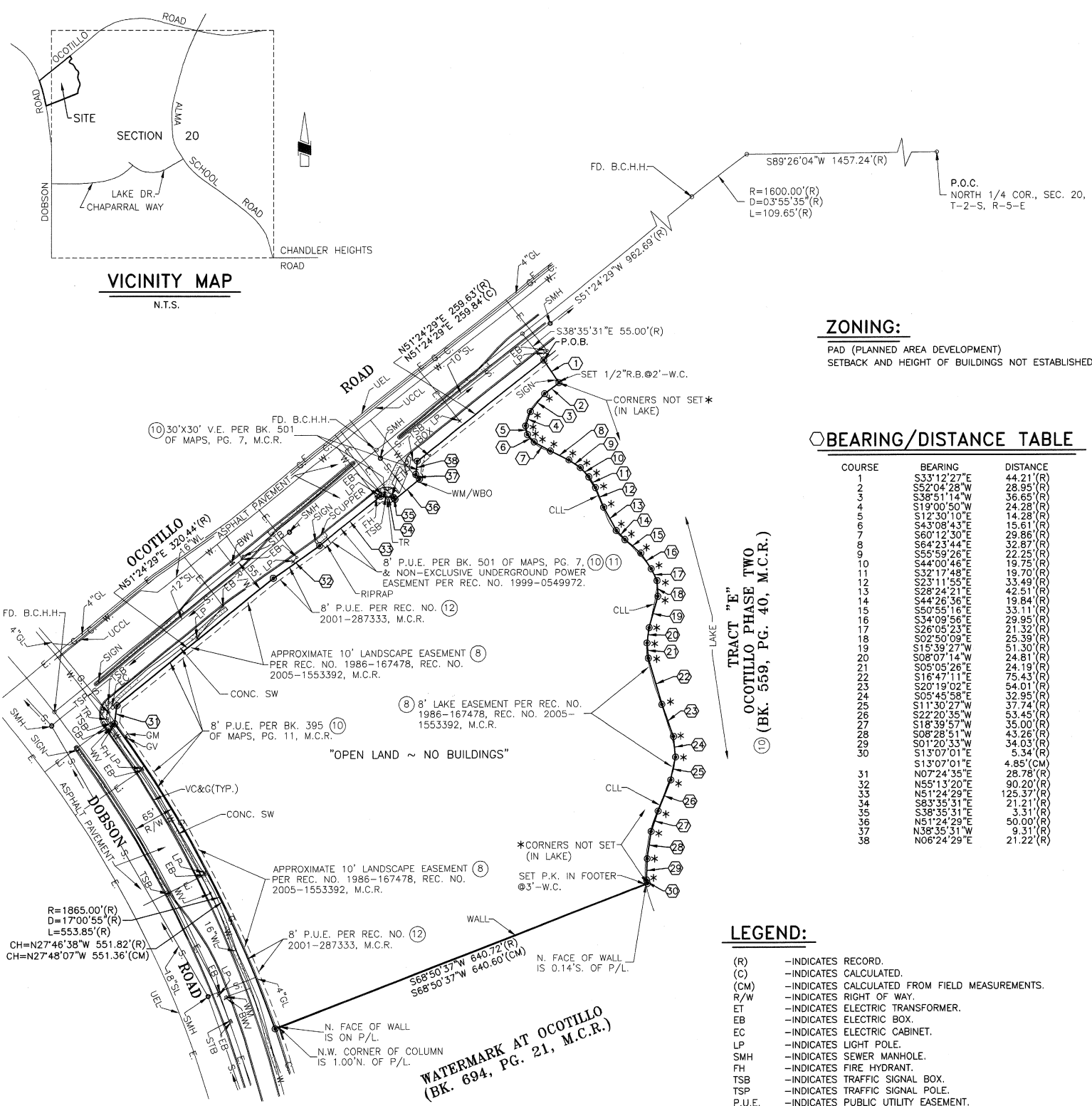
That portion of the Northwest Quarter of Section 20, and the Northeast Quarter of Section 19, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
COMMENCING at the North quarter corner of said Section 20; THENCE South 89 degrees 26 minutes 04 seconds West, along the North line of the Northwest Quarter of said Section 20, 1457.24 feet to the intersection of said North line with the centerline of Ocotillo Road, said point of intersection being on a curve; the center of which bears South 34 degrees 39 minutes 55 seconds East, 1600.00 feet;
THENCE along said curve, on an arc to the left, having a radius of 1600.00 feet, through a central angle of 03 degrees 55 minutes 35 seconds, 109.65 feet to a point of tangency;
THENCE South 51 degrees 24 minutes 29 seconds West, along said centerline, 962.69 feet;
THENCE South 38 degrees 35 minutes 31 seconds East, 55.00 feet to the Southerly right-of-way line of Ocotillo Road and the POINT OF BEGINNING;
THENCE South 33 degrees 12 minutes 27 seconds East, 44.21 feet to a point on the Northwest line of Tract E, OCOTILLO PHASE TWO, according to Book 559 of Maps, page 40, records of Maricopa County, Arizona;
THENCE along the Northwest and West boundary lines of said Tract E, the following 29 courses and distances:
THENCE South 52 degrees 04 minutes 28 seconds West, 28.95 feet;
THENCE South 38 degrees 51 minutes 14 seconds West, 36.65 feet;
THENCE South 19 degrees 00 minutes 50 seconds West, 24.28 feet;
THENCE South 12 degrees 30 minutes 10 seconds East, 14.28 feet;
THENCE South 02 degrees 08 minutes 43 seconds East, 15.61 feet;
THENCE South 12 degrees 30 minutes 10 seconds East, 14.28 feet;
THENCE South 43 degrees 08 minutes 43 seconds East, 15.61 feet;
THENCE South 60 degrees 12 minutes 30 seconds East, 29.86 feet;
THENCE South 64 degrees 23 minutes 44 seconds East, 32.87 feet;
THENCE South 55 degrees 59 minutes 26 seconds East, 22.25 feet;
THENCE South 44 degrees 00 minutes 46 seconds East, 19.75 feet;
THENCE South 32 degrees 17 minutes 48 seconds East, 19.70 feet;
THENCE South 23 degrees 11 minutes 55 seconds East, 33.49 feet;
THENCE South 28 degrees 24 minutes 21 seconds East, 42.51 feet;
THENCE South 44 degrees 26 minutes 36 seconds East, 19.84 feet;
THENCE South 50 degrees 55 minutes 16 seconds East, 33.11 feet;
THENCE South 33 degrees 12 minutes 27 seconds East, 44.21 feet;
THENCE South 44 degrees 26 minutes 36 seconds East, 19.84 feet;
THENCE South 50 degrees 55 minutes 16 seconds East, 33.11 feet;
THENCE South 34 degrees 09 minutes 56 seconds East, 29.95 feet;
THENCE South 26 degrees 05 minutes 23 seconds East, 21.32 feet;
THENCE South 22 degrees 20 minutes 35 seconds West, 53.45 feet;
THENCE South 18 degrees 39 minutes 57 seconds West, 35.00 feet;
THENCE South 08 degrees 28 minutes 51 seconds West, 43.26 feet;
THENCE South 01 degree 20 minutes 33 seconds West, 34.03 feet;
THENCE South 13 degrees 07 minutes 01 seconds East, 5.34 feet;
THENCE South 13 degrees 07 minutes 01 seconds East, 5.34 feet;
THENCE South 68 degrees 50 minutes 37 seconds West, 640.72 feet to a point on a curve, the center of which bears South 70 degrees 43 minutes 50 seconds West, 1865.00 feet, said point being on the East right-of-way line of Dobson Road as set forth on Map of Dedication of Right-of-Way and Easements for Dobson and Ocotillo Roads recorded in Book 395 of Maps, page 11, and on Map of Dedication of Right-of-Way and Easements for Dobson Road recorded in Book 485 of Maps, page 39, Maricopa County Records;
THENCE along said curve, and said East right-of-way line, on an arc to the left, having a radius of 1865.00 feet, through a central angle of 17 degrees 00 minutes 55 seconds, 553.85 feet;
THENCE North 07 degrees 24 minutes 35 seconds East, on the East right-of-way line of Dobson Road and Ocotillo Road, 28.78 feet;
THENCE along the South right-of-way line of Ocotillo Road, the following 9 courses and distances:
THENCE North 51 degrees 24 minutes 29 seconds East, 320.44 feet;
THENCE North 55 degrees 13 minutes 20 seconds East, 90.20 feet;
THENCE North 51 degrees 24 minutes 29 seconds East, 125.37 feet;
THENCE North 83 degrees 35 minutes 31 seconds East, 21.21 feet;
THENCE South 38 degrees 35 minutes 31 seconds East, 3.31 feet;
THENCE North 51 degrees 24 minutes 29 seconds East, 50.00 feet;
THENCE North 06 degrees 24 minutes 29 seconds East, 21.22 feet;
THENCE North 51 degrees 24 minutes 29 seconds East, 21.22 feet to the POINT OF BEGINNING.

AREA:
12.582 ACRES OR 548,051± SQ. FT. (CM)

CALL THE WORKING DAYS BEFORE YOU GO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

RICK
ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX) 602.285.2396
rickengineering.com

JOB NUMBER: 4101 PREPARED BY: D.S.R. DATE PREPARED: 5/13/10



ZONING:
PAD (PLANNED AREA DEVELOPMENT)
SETBACK AND HEIGHT OF BUILDINGS NOT ESTABLISHED.

BEARING/DISTANCE TABLE

COURSE	BEARING	DISTANCE
1	S33°12'27"E	44.21'(R)
2	S52°04'28"W	28.95'(R)
3	S38°51'14"W	36.65'(R)
4	S19°00'50"W	24.28'(R)
5	S12°30'10"E	14.28'(R)
6	S43°08'43"E	15.61'(R)
7	S60°12'30"E	29.86'(R)
8	S64°23'44"E	32.87'(R)
9	S55°59'26"E	22.25'(R)
10	S44°00'46"E	19.75'(R)
11	S32°17'48"E	19.70'(R)
12	S23°11'55"E	33.49'(R)
13	S28°24'21"E	42.51'(R)
14	S44°26'36"E	19.84'(R)
15	S13°07'14"W	33.11'(R)
16	S34°09'56"E	29.95'(R)
17	S26°05'23"E	21.32'(R)
18	S02°50'09"E	25.39'(R)
19	S15°39'27"W	51.30'(R)
20	S08°07'14"W	24.81'(R)
21	S05°05'26"E	24.19'(R)
22	S16°47'11"E	75.43'(R)
23	S20°19'02"E	54.01'(R)
24	S05°45'58"E	32.95'(R)
25	S1°30'27"W	37.74'(R)
26	S22°20'35"W	53.45'(R)
27	S18°39'57"W	35.00'(R)
28	S08°28'51"W	43.26'(R)
29	S01°20'33"W	34.03'(R)
30	S13°07'01"E	5.34'(R)
31	S13°07'01"E	4.85'(CM)
32	N07°24'35"E	28.78'(R)
33	N55°13'20"E	90.20'(R)
34	N51°24'29"E	125.37'(R)
35	S38°35'31"E	21.21'(R)
36	S38°35'31"E	3.31'(R)
37	N51°24'29"E	50.00'(R)
38	N38°35'31"W	9.31'(R)
	N06°24'29"E	21.22'(R)

- LEGEND:**
- (R) - INDICATES RECORD.
 - (C) - INDICATES CALCULATED.
 - (CM) - INDICATES CALCULATED FROM FIELD MEASUREMENTS.
 - R/W - INDICATES RIGHT OF WAY.
 - ET - INDICATES ELECTRIC TRANSFORMER.
 - EB - INDICATES ELECTRIC BOX.
 - EC - INDICATES ELECTRIC CABINET.
 - LP - INDICATES LIGHT POLE.
 - SMH - INDICATES SEWER MANHOLE.
 - FH - INDICATES FIRE HYDRANT.
 - TSB - INDICATES TRAFFIC SIGNAL BOX.
 - TSP - INDICATES TRAFFIC SIGNAL POLE.
 - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
 - V.E. - INDICATES VISIBILITY EASEMENT.
 - (B) - INDICATES SCHEDULE "B" ITEM NO. IN TITLE REPORT.
 - ① - INDICATES POINT OF BEGINNING.
 - P.O.C. - INDICATES POINT OF COMMENCEMENT.
 - M.C.R. - INDICATES MARICOPA COUNTY RECORDS.
 - CLL - INDICATES CONCRETE LAKE LINER.
 - WM - INDICATES WATER VALVE.
 - WM - INDICATES WATER METER.
 - WBO - INDICATES WATER BLOW OFF.
 - STB - INDICATES SPRINKLER TIMER BOX.
 - BWV - INDICATES BACKWATER VALVE.
 - CB - INDICATES CATCH BASIN.
 - TR - INDICATES TELEPHONE RISER.
 - B.C.H.H. - INDICATES BRASS CAP IN HANDHOLE.
 - SW - INDICATES SIDEWALK.
 - VC&G - INDICATES VERTICAL CURB & GUTTER.
 - GM - INDICATES GAS VALVE.
 - SL - INDICATES GAS MARKER.
 - WL - INDICATES SEWER LINE.
 - UCL - INDICATES UNDERGROUND ELECTRIC LINE.
 - UCLL - INDICATES UNDERGROUND COX COMMUNICATION LINE.
 - GL - INDICATES GAS LINE.
 - R.B. - INDICATES REBAR.
 - W.C. - INDICATES WITNESS CORNER.

CERTIFICATION

Certified to: Chicago Title Insurance Company; Beal Service Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Steven C. Burford, R.L.S.
Arizona No. 26409

EXPIRES 09-30-10

Adopted by the American Land Title Association on October 5, 2005.
Adopted by the board of Directors, National Society of Professional Surveyors on October 24, 2005.

S:\4101\4101-ALTA.dwg May 13, 2010 10:11 a.m. Scale: 1"=100' P.J.H. Xref: